

Research for  
Westminster Heights

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## INTRODUCTION

The building boom and interest of investing in real estate in Salt Lake City in the beginning of the century lead to the development of many new subdivisions.<sup>1</sup> Developers such as Clark and Earl Dunshee saw this time as a prime opportunity to invest in property on the "outskirts" of Salt Lake and form Westminster Heights. The land above Westminster College was acquired as early as 1905 and subdivided into building lots the same year. The 40-50 acres of property was advertised in the media, being an attractive place with views of the valley as far as one could see. The surroundings had yet not been developed and consisted of beautiful orchards and farmlands.<sup>2</sup> By describing an attractive picture of this certain place in the newspapers it was hoped to be a success. With the idea of developing an unusually attractive subdivision other plans followed. The overall streetscape consisted of the density of California bungalows which was uncommon for Utah at the time. (fig. 1) It is evident that such homes were constructed from and influenced by the plans of California bungalow pattern books to get the attention and interest from the upper class people of Salt Lake City. (fig. 2) A.J. Hamilton and other architects of the time cooperated with the developers to provide and alter floor plans to fit the Utah climate and living style.<sup>3</sup> Although Westminster Heights was carefully planned and many efforts were made to make it an attractive subdivision it was perhaps not as successful as the Dunshee's had hoped for. Records show that many lots sold but that houses were not constructed until much later. Theories and speculations can only be given because the lack of

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<sup>1</sup> "Real Estate News and the City's Building Operation", Salt Lake Tribune, (May 30, 1909), 20.

<sup>2</sup> "State and City Enjoy a Period of Prosperity", Salt Lake Tribune, (May 18, 1913), 25.

<sup>3</sup> "Salt Lake City is Now Spreading Out", Salt Lake Tribune, (September 13, 1908), 20.

documentation that Westminster Heights was never fully developed due to financial failures and that the Trolley line was never extended past 13th South.

#### THE DUNSHEE BROTHERS

Clark and Earl Dunshee were born in Fairfield Iowa and came to Utah with their parents Alfred and Zeruah Dunshee in the late 19th century. As young men they were involved with the newspaper Salt Lake Herald for which Earl was the manager. This explains their interest in advertising Westminster Heights through the local newspapers. Earl and Clark stayed for only a short period of time with the Salt Lake Herald, whereafter they became interested in Real Estate and development of land. In 1906 Earl married Nellie Sutton.<sup>4</sup> Clark married Mary L Lindsay in 1911.<sup>5</sup> Both of the couples at some time reside in Westminster Heights. Earl builds a house being described as that of a mission type in 1910 at 1379 Westminster Avenue. Clark resides in Westminster Heights until 1913 when he builds his house on 1347 Fillmore street in Westmoreland Place.<sup>6</sup> Not only were the Dunshee's acknowledged for their contributions of restricted subdivisions such as Westminster Heights and later Westmoreland Place, but Earl also published a few books. Because of his early retirement this made it possible for him to write on certain subjects such as economics etc..<sup>7</sup> In the early 1920's both of the Dunshee families abandoned Salt Lake City and their interests in real estate development there. They both moved to L.A. where they continued the rest of their lives.<sup>8</sup>

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<sup>4</sup> "Former Salt Lake Real Estate Executive Dies on the Coast", Salt Lake Tribune, (December 17, 1954), b. 8.

<sup>5</sup> "Obituary Mary L. Dunshee", Salt Lake Tribune, (September 17, 1961), b. 13.

<sup>6</sup> R. L. Polk & Company. Salt Lake City Directory. (Salt Lake City: R.L. Polk & Co., 1913)

<sup>7</sup> "Former Salt Lake Real Estate Executive Dies On Coast", B-8.

<sup>8</sup> R.L. Polk.& Company. Salt Lake City Directory. (Salt Lake City: R.L. Polk & Co., 1923)

Visiting Westminster Heights today evokes a curiosity and feeling of interest in knowing why the Dunshee's developed this particular land, lived there for a short time and then pulled out and almost disappeared. Why did they choose Salt Lake City and at this particular time? An article from the newspaper Salt Lake Tribune, Sunday May 11, 1913 mentions that: "Utah probably more so then any other state in the union, is enjoying a period of prosperity and Salt Lake City as the capital of prosperity and metropolis is naturally the point around where business activity is entered".<sup>9</sup> Utah with its natural resources was steadily becoming one of the most prosperous states. Mining, agriculture, livestock and many other industries made Utah a favorable place to come to. This was a time when foreign as well as out of state investors came to Salt Lake City to invest their capital in real estate. With the numerous amount of people moving in, new homes were in demand throughout the entire valley. The most desirable places to reside at were in the new subdivisions in the southeast, away from the smog of the city and industries. Perhaps this is what attracted the Dunshee brothers to devote their time and efforts to real estate development. Many other firms such as Ashton and Jenkins or Kimball and Richards were also actively involved in developing new subdivisions. It is described that all these certain businesses were very aggressive, fighting to get people to build on their particular properties. At this time, being a developer was considered to be a very dignified profession.<sup>10</sup>

#### THE PLANNING OF WESTMINSTER HEIGHTS

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<sup>9</sup> "State & City Enjoy Period of Prosperity", 25

<sup>10</sup> Ibid, 25

The evidence available to us indicated that the Dunshee brothers worked under a very structured plan. Each move was carefully thought out and executed hastily as they rushed to take advantage of the profitable building practices of the time.

The first step that was taken by C.O. and Earl Dunshee was the establishment of an investment company that would control the transaction of large amounts of money and legal documentation. Westminster Investment Company was created with George G Armstrong as President and Clark O Dunshee as acting secretary. Their offices were based at 1114 Newhouse Building in Salt Lake City, Utah.<sup>11</sup> Mr. Armstrong sat as a judge in the Third District Court system.<sup>12</sup> His background in law would have provided the Dunshee brothers, as developers, with the insight they needed to ensure sound business practices.

The exact date that the investment company was created is not known. Evidence indicates that it must have been formed between 1905 and 1907. During these years the company is documented as being active through the purchases of the entire Westminster Heights area from Earl Dunshee for the sum of one dollar in 1907.<sup>13</sup> While the company existed, the primary purchase of new homes was its main function. Most building permits were withdrawn in the name of Westminster Investment Company as owner of the lots and structure. The company was also used to enforce the covenants and building restriction agreed to at the time of purchase..

The plat of land that eventually became Westminster Heights endured a complex chain of sales beginning in the early history of Salt Lake's

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<sup>11</sup> R.L. Polk & Company. Salt Lake City Directory. (Salt Lake City: R.L. Polk & Co., 1912), 925.

<sup>12</sup> Ibid, 102.

<sup>13</sup> "Warranty Deed", 7-I, Salt Lake Record of Deeds, (February 14, 1907), 485.

settlement. We will begin recounting the history of the transactions from 1871. The land was originally government property until 1871 when 160 acres were sold to William H Staker. The property is next documented as being willed to John Thompson in 1882. Ownership was passed around through the hands of many individuals between 1882 to 1887 when the property once again comes into the hands of John S Thompson, son of John Thompson. He then sells a portion of the land and mortgages a home to H.B. Scott on December 31, 1903. Another portion is sold to Edward B Wicks on June 3, 1905. The area corresponding to the Westminster Heights is purchased by Clark O Dunshee and subdivided into blocks one through five with specified lot boundaries on August 8, 1905.<sup>14</sup> (fig. 3) Earl Dunshee obtained ownership of all lots in blocks one through four, plat A, 203 lots in all on February 14, 1907 and he in turn sold it to Westminster Investment Company for one dollar.<sup>15</sup>

It was not until 1907 when the Westminster Heights area was incorporated into Salt Lake City. The Limit Extension Document states the following:

BE IT ORDAINED by the city council of Salt Lake City, Utah; Section 1. That the City Limits of said Salt Lake City be, and the same hereby are extended and enlarged so as to include the following described tract of land, to-wit: - Beginning at a point on the South boundary of the city limits on the West side of 13th East Street. Running thence South 2° 47' West 282.44 feet, more or less to a stone monument governing the West side of 13th East street, thence South 0° 19' East 1502.9 feet, to the South side of Highway No. 21 South, Thence Easterly along the South side of Highway No. 21 South, 297 feet, thence North 182.5 feet, thence South 89° 53' East 1334.83 feet, more or less, to the East side of 15th East Street, thence North 0° 80' West 1586 feet, more or less, to a point 66 feet East of the Southeast corner of the City

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<sup>14</sup> "Abstract of Title", Salt Lake Record of Deeds, Lots 15, 16, 17, Westminster Heights, (1929), 1-15.

<sup>15</sup> "Warranty Deed", 485.

Limits, thence West 66 feet to the City Limits..... This tract comprises all of lots 3, 4, 5, 6, 7, 16, 17, 18, 19 and 20, and parts of lots 1 and 2, block 10, five acre Plat "C", Big Field Survey, and contains about 60 acres.<sup>16</sup>

Adoption into Salt Lake City boundaries promised the Dunshee brothers a bright future. Incorporation into the city would also ensure that city money would be spent to bring utility service to Westminster Heights. The City could subsidize the building of side walk and curb and gutter. This, however, did not happen until 1912.<sup>17</sup> On a legal standpoint this would enable them to advertise their subdivision as part of the East bench within Salt Lake City.

Westminster Heights received a great deal of exposure in the media. Because the Dunshee brothers had a background in working at the Salt Lake Herald they used newspaper publication as their chief means of publicity. There were many articles and sales advertisements included in the Salt Lake Tribune and the Deseret Evening News between 1909 and 1913. These advertisements included good descriptions of arts and crafts furnishings, i.e.. built in buffets, bookcases, casement windows, breakfast nooks, inglenooks, window seats, sleeping porches, etc... A major part of this advertisement was a focus upon bringing the upper middle class and affluent to buy in Westminster Heights. Discussion of building progress and name dropping was used repeatedly as a psychological arm twisting to convince people that Westminster Heights would be a great place to live. Reading such articles and advertisement gives the reader the impression that the Dunshee's subdivision is full of activity that is too good to pass up. Advertisement therefore falls into the category of a carefully executed plan to make Westminster Heights the home of Salt Lake City's upper class.

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<sup>16</sup> "Abstract of Title", 21-22.

<sup>17</sup> "Work Progressing in Westminster", Salt Lake Tribune, (May 12, 1912), 27.



Building restrictions and covenants were also important in maintaining a certain level of wealth in the area. Each contract of mortgage listed very specific details as to what was required by the owner. Most original building contracts required that structures be built with the minimum appraised value of \$3,000.00. They were also required to situate the house facing toward the street (Westminster Ave) no less than twenty feet from the front line of the property. The residences were to be single family dwellings with accompanying out buildings. Aesthetics are also protected by the building restriction. No sign boards were allowed on the property and fence building was specified not to exceed a height of two feet within fifty feet of the front line of the property.<sup>18</sup>

Owners were also obligated to obey these covenants for an extended period of time. Some of the contracts that we found continued until 1950. Breach of the contract was punished by seizure of the property by the Westminster Investment Company. One such breach happened early in the subdivision's development. One month after Clark D Dunshee bought the land in August 1905 a small parcel was sold to Benjamin W. Mayo. He purchased lots 16 and 17 of block 4 and agreed to commence the erection of a residence on the said lots within 30 days of date of the deed. Also, that the residence should cost no less than \$1,000.00 and be completed within four months. This warranty deed was written September 29, 1905.<sup>19</sup> In February 1907 Clark O Dunshee filed a law suit against Mr. Mayo for breach of the contract. Mr. Mayo had failed to build a home on the site, therefore, legal action was initiated.<sup>20</sup> On May 16, 1912 the plaintiff, Clark O Dunshee, was awarded the deed to the property in

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<sup>18</sup> "Warranty Deed", 7-I, Salt Lake Record of Deeds, (May 19, 1915), 140.

<sup>19</sup> "Warranty Deed", 6-Y, Salt Lake Record of Deeds, (September 29, 1905), 165.

<sup>20</sup> "Record of Liens and Leases", 2-O, Salt Lake Record of Deeds, (February 20, 1907), 18.

question. One interesting thing to note is that the judge involved in the 3rd District Court decision was George G Armstrong.<sup>21</sup> This case set a precedent for Westminster Heights. It proves that Westminster Investment Company could enforce the covenants and building restrictions and that they had access to legal backing.

Following the action with Mr. Mayo there is a change in the covenants and building restrictions. The most significant alteration is the change in the minimum house value from \$1,000.00 to \$3,500.00. We believe that this signifies a change in attitude with the Dunshee brothers toward future clients. The severe increase in money could be interpreted as a distrust of lower income families. Perhaps the price increase was an aim to attract only those with enough money to accomplish their housing needs. In any case, the Dunshee's obviously began to cater to the upper middle class of Salt Lake City and others in the intermountain area. Westminster Heights was advertised as a subdivision on the East bench above the smoke and congestion of the City. A place with an unobstructed view of the entire Salt Lake Valley. The Dunshee brothers wanted Westminster Heights to be an innovation among subdivisions through the introduction of a new style of housing. They hoped that these California bungalows would attract the attention of influential people in the community. The Dunshee's tried to use many of the finest materials. Several articles speak of quarter sawed light oak in the floors and mahogany banding.<sup>22</sup> Such items demonstrate a desire to build a subdivision for only those in a certain range of annual income. In actuality Westminster Heights did in fact attract influential business men. The people came not only from Salt Lake but also from several cities around the country. An article in the Salt

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<sup>21</sup> "Record of Deeds", 7-W, Salt Lake Record of Deeds, (May 18, 1912), 487.

<sup>22</sup> "A New Westminster Heights Bungalow", Salt Lake Tribune, (May 12, 1912), 26.

Lake Tribune mentions some of these people: "E.L. Williamson of St. Louis, Dr. C.R. Murchison, Dr. O.R. Dibblee, M.C. Matson, Dr. William A. Wade, W.E. Morris, W.O. Cushing, J.B. Damron, M.J. Hand, John Sutton, M.L. James, J.D. Hagman, Dr. D. Payne and C.W. Christensen", mostly from Seattle and Los Angeles.<sup>23</sup>

#### THE ESTABLISHMENT OF WESTMINSTER HEIGHTS

As mentioned previously, the Dunshees introduced a new building style into the newly developed subdivision. Articles from the time described some of the houses being finished in a Swiss chalet or mission style. They were expected to become popular and widely accepted as soon as people fully comprehended the styles with their characteristics.<sup>24</sup> The Swiss chalet and mission style referred to was the local expression for California bungalows. It is evident that the Dunshee brothers were very familiar with the existing bungalow pattern books from California and that they themselves did not fully understand the proper use of such bungalows. An article from Architectural Record in 1906 describes the California bungalow being influenced by Japanese designs and that its' low pitched low structure was very well suited for the climate of Southern California with its' warm winters but it is mentioned that, ... "The bungalow is out of place in the Northern and Eastern states, except when intended exclusively for summer residence..." The climate of California being both warm and dry is peculiarly adapted to a low spacious airy house."<sup>25</sup> Why then was this low type of structure used in Westminster Heights? and in Utah with its' severe winters? A Simple answer can not be given but we can assume that it was part of the popularization of the American bungalow

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<sup>23</sup> "Salt Lake City is Spreading Out", 20.

<sup>24</sup> "Introduce New Architecture", Salt Lake Tribune, (May 26, 1912), 26.

<sup>25</sup> "An Architect of Bungalows in California", Architectural record, (vol. 20, 1906), 309.

between 1900 and 1910 when many advertisements about the comfortable and economic bungalow were published. They were portrayed to be the solution to all domestic architectural problems and they were strictly an American creation.<sup>26</sup> The building boom of Salt Lake City and its' developers had readily accepted this new building type because of the economic advantages of the bungalow. It is mentioned that people of Salt Lake who had previously lived in large two story houses were now building attractive and comfortable five and six room bungalows with all the modern conveniences such as built in buffets, furnaces etc.<sup>27</sup> Another article in the architectural record states that;

Its' whole purpose ( the bungalow) is to minimize the distinction which exists between being inside and outside of four walls. The rooms of such a building should consequently be spacious... finished in wood simply designed and stained so as to keep.... natural texture and hue. The exterior should... sink its' architectural individuality and tend to disappear in its natural background. Its' most prominent architectural member will inevitably be its roof. the type.. is most completely and happily fulfilled in the houses of.. Greene and Greene.<sup>28</sup>

Clark and Earl Dunshee incorporated all of these together with other Arts and Crafts characteristics in their houses. Perhaps because other developers were using the bungalow as a form of advertisement as well. The Dunshees felt that they could compete better if they used an unusual style of bungalows, the California type. In order to make them fit in to the Utah landscape, natural material such as cobble rocks from the creek below were used while constructing them .(fig 4.) The floor plans were also altered slightly by the help of local architects.

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<sup>26</sup> Alan Gowans, "The Comfortable House", (Cambridge, Mass., MIT Press, 1986), 74.

<sup>27</sup> "A New Westminster Heights Bungalow", 26.

<sup>28</sup> "An Architect of Bungalows in California", 308-311.

Arthur J. Hamilton was one of these architects. He had previously lived in Seattle and then came to Salt Lake City to further his work as an architect. The Dunshee brothers were in close contact with him to revise existing floor plans from pattern books.<sup>29</sup> From visiting the homes today and analyzing the layouts and floor plans it is evident that Hamilton only worked as a designer to alter the plans from the original ones. For example, the home on 1379 Westminster Avenue, which was Earl Dunshee's home was built as a very close copy of an existing home in California. The plan and picture of this certain home appears in the Wilson bungalow pattern book as a mission style home with an open courtyard in the middle. The Salt Lake equivalent was changed, probably... by Hamilton who decided to put the courtyard in the back making it more open and creating a house with two wings in the rear.<sup>30</sup> (fig 5.) He further worked in Salt Lake City between 1908 and 1910 as an architect and decided to move to Westminster Heights as well.<sup>31</sup> In 1909 he was working as an architect for the Salt Lake Security & Trust Company and designed numerous buildings for them.<sup>32</sup> After 1910, he stops being an architect and he moved to Ogden and became a Foreman for the Mountain States Telephone and Telegraph Company.<sup>33</sup>

Another firm by the name of Pope and Burton was also actively involved in designing a few California bungalows for Westminster Investment Company. Hyrum C. Pope who was a native of Germany studied at the Chicago Art Institute before coming to Salt Lake City and opening his office there. He forms a

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<sup>29</sup> "Salt Lake City is Now Spreading Out", 25.

<sup>30</sup> Henry Wilson, "Wilson's California Bungalow", (1910), 14.

<sup>31</sup> R.L. Polk.& Company. Salt Lake City Directory. (Salt Lake City: R.L. Polk & Co, 1910).

<sup>32</sup> "Real Estate News and the City's Building Operation", 20.

<sup>33</sup> "Arthur J Hamilton obituary", Salt Lake Tribune.

partnership with Harold W. Burton and together they design many buildings and structures for the LDS Church as well as other commercial and residential buildings. Among the most noteworthy are the temples in Hawaii, and Alberta, Canada.<sup>34</sup> With a knowledge of Hyrum Popes early training in Chicago, it is safe to assume that he was familiar with the Arts and Crafts movement and their ideas. The home on 1477 Westminster Avenue was designed by Pope and Burton according to the current owner Mrs. Halton. A newspaper article from the time of its construction describes the house to be a distinctive craftsman home, containing... "new features never before attempted in Salt Lake but which have won favor elsewhere".<sup>35</sup>

#### A DETAILED AND SELECTIVE STUDY OF WESTMINSTER HEIGHTS

The overall streetscape of Westminster Heights has several key elements which distinguishes it from other subdivisions of the same period. The Dunshees plan included streets that were 66 feet wide. They also provided curb and gutter and cement sidewalks.<sup>36</sup> Along the edges of the Westminster Avenue they planted trees which were to function as protection from strong canyon winds and provide shade in the summer. The incorporation of trees was important because they stood in direct contrast from the barren field that Westminster Heights grew out of. Another important quality to the spatial feeling of the streetscape is the distance that homes were required to maintain from the front line of the property.<sup>37</sup> This, combined with the street width, the distance between homes, measured front to front, would equal in excess of

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<sup>34</sup> Ralph B. Simmons, Utah's Distinguished Personalities, (Vol. 1, 1932-1933), 172.

<sup>35</sup> "A New Type of Bungalow", Salt Lake Tribune, (May 5, 1912), 27.

<sup>36</sup> "Work Progressing in Westminster", 27.

<sup>37</sup> "Warranty Deed", 120.

100 feet. This gives the viewer an incredible feeling of open space and harmony with nature. Another unique quality of the subdivision is the use of cobble rock. Along the front of each property, the builders have erected cobble rock retaining walls. This repeated theme from property to property portrays a message of unity. The cobble rocks seem to tie the subdivision together and gives it a similar character. (fig. 6) Many homes have also used cobble rock as a principle building material. Again this demonstrates the Dunshee brother's familiarity with building trends in California. An article from Architectural Record of the same year in which the Dunshees began planning their subdivision stated that bungalows from California:

"Should be sought in.....low simple unpretentious buildings. They set snug and close to the ground with overhanging eaves, and great surfaces of roof. They are only one story high, or at most one story and attic and are stained dark on account of the dazzling brilliancy of the California sunlight. The porches are designed to be well shaded. Rough stones are used for the chimneys and visible foundations much more often than brick, doubtless because they are more available."<sup>38</sup>

As mentioned previously cobble rock could be taken from the creek directly north of Westminster Avenue and were easily accessible for construction purposes. Visiting the site today provides the viewer with the same experience as described in the article in Architectural Record and although many more recent homes were constructed, the bungalows are still the focal point and most prominent features of the area.

The bungalow with the current address of 1388 was originally constructed on Lots 6, 7, 8 and 2 1/2 feet of Lot 9 of Block 2 in Westminster Heights. (fig. 3) The property was owned by Clark O. Dunshee at the time of

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<sup>38</sup> "Some California Bungalows", Architectural Record, (vol 18, 1905), 223.

construction in 1911. Records show that the house was owned by Clark Dunshee for a very brief time. The property was then sold to Walter H. Dayton for the sum of \$3,000.00 on November 29, 1911.<sup>39</sup> Mr. and Mrs. Bjorge, the current owners of this particular home, described the early history of the house and that ownership had passed through many people.<sup>40</sup> That led to frequent changes of the original spatial layout of the home. Because of the lack of documentation and original floor plan it is not clear how the home might have appeared in 1911. However, an early article and photograph from 1920 does reveal many important features which enables us to propose a fairly accurate description. From the photograph, it is apparent that the porch extended across the entire north side (front) of the building. The article also mentions:

parquetry floors, all built in features, Inglenook, 2 mantles, fireplaces, furnace...billiard room, laundry and fruit rooms, two large closets...beautiful lawn, shade and bearing fruit trees, Lot 85-foot front.<sup>41</sup> (fig. 7)

The original structure was designed in what was known as the mission style, wood frame with stucco. This type of home was commonly used in Southern California where Spanish colonial buildings inspired such. Stucco was locally known as pebble dash because of its coarse texture. This surface material was popularized as early as 1893 when France introduced a pseudo-stucco at the Colombian exposition. By 1915, this particular material had become widely accepted in California after the French formula had been improved making it longer lasting and more attractive. By 1919 it was known as California stucco and became popular because of its low cost.<sup>42</sup> One of the

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39 "Warranty Deed", 7-M, Salt Lake Record of Deeds, (1911), 87-88.

40 "Interview", Mr. and Mrs. Bjorge, (November 1993)

41 "For Sale My Beautiful 5 Room Pebble Dash Residence of Westminster Ave", Salt Lake Tribune, (May 16, 1920), 7.

42 Gowans, 112.



most prominent features which categorized the bungalow as being mission style is its unique gables. In the book, "The Comfortable House" by Alan Gowans, the author mentions that "distinguishing characteristics of mission styles were...Spanish features, elements copied, adapted, or supposed to be derived from the mission churches, such as facades resembling mission church facades, with prominently scalloped outlines and clearly recognizable parapets...and arcades forming an entrance way or side porch."<sup>43</sup> Many of these mission homes described above appeared in Bungalow Pattern books of the early Twentieth Century. Although not common in Utah, it was used in Westminster Heights as previously described probably because the Dunshees wanted to attract former California residents who at the time were living in Utah. This home in Westminster Heights closely resembles one that was found in the book "Radford Bungalows." (fig. 8)

The spatial characteristics of the interior lacks some representation of its unique exterior features. The floor plans of mission style homes were similar to those of other bungalows—rectangular and compact. (fig. 9,10,11) From inspecting the home in its present condition we observed that the living room was originally a basic rectangle extending the full width of the house. There was a fireplace that bisected the east wall. The north wall contains the front door which was originally located in the center of the wall. The west wall most likely contained a second fireplace and could have possibly contained an inglenook. Directly behind the south wall of the living room there are two rooms. A dining room was located with a bay window and a window seat in the eastern half and a bedroom was contained in the western half. Beyond the southern wall of these two spaces there was a second bedroom, a kitchen, a

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<sup>43</sup> Ibid, 114.

become widely accepted in California after the French formula had been improved making it longer lasting and more attractive. By 1919 it was known as California stucco and became popular because of its low cost.<sup>42</sup> One of the most prominent features which categorized the bungalow as being mission style is its unique gables. In the book, "The Comfortable House" by Alan Gowans, the author mentions that "distinguishing characteristics of mission styles were...Spanish features, elements copied, adapted, or supposed to be derived from the mission churches, such as facades resembling mission church facades, with prominently scalloped outlines and clearly recognizable parapets...and arcades forming an entrance way or side porch."<sup>43</sup> Many of these mission homes described above appeared in Bungalow Pattern books of the early Twentieth Century. Although not common in Utah, it was used in Westminster Heights as previously described probably because the Dunshees wanted to attract former California residents who at the time were living in Utah. This home in Westminster Heights closely resembles one that was found in the book "Radford Bungalows." (fig. 8)

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inglenook. Directly behind the south wall of the living room there are two rooms. A dining room was located with a bay window and a window seat in the eastern half and a bedroom was contained in the western half. Beyond the southern wall of these two spaces there was a second bedroom, a kitchen, a bathroom, and a rear entry just off of the kitchen space. Doorways passing between the living room and the dining room and then from the dining room into the other areas on the back of the house were arched. This feature is consistent with mission style trends in California. The bungalow also lacks a use of wood banding around the doorways and windows. This is also consistent with the mission style and is a contrasting feature when compared with other homes in the subdivision. Some similarities with other bungalows in Westminster Heights include quarter sawed white oak floor with mahogany inlays. Craftsman tiles were also found around the fireplace. Today, the residence located at 1388 Westminster Avenue is considerably different from its original design. The eastern half of the porch has been enclosed and integrated into the living room space. The front door has been moved off center to allow for the living room addition. As one enters the home, a small entryway and a den now occupies the western half of the original living room space. The kitchen has been enlarged and only one bedroom can be found on the main floor.

The next home which we researched is that of a typical California craftsman bungalow. The property including Lots 25, 26, 27 and 28 of block five was purchased by Dr. David H. Lewis in 1911.<sup>44</sup> (fig. 3) Building permit number 3672 for 1407 Westminster Avenue (now 1403 Westminster Avenue) was taken out by Juanita Lewis in May 1911.<sup>45</sup> Mr. Lewis was a prominent doctor in

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<sup>44</sup> "Westminster Heights Building Boom Still On", 27.

<sup>45</sup> "Permit #3672", Salt Lake City Building Permits 1908-1912, (May 5, 1911).

Salt Lake at the time. The home was considered one of the nicest houses in the subdivision, because of its extensive interior as well as exterior features. It was to be built with six rooms for the cost of \$5,000.00.<sup>46</sup> Mr. and Mrs. Allen who are the current owners, were attracted to this home because of its Arts and Crafts characteristics and their familiarity with this style. The Home has been maintained in its original state because change in ownership has been very limited to only two or three different owners since it was built in 1911.<sup>47</sup> Advertisements from the time the house was being constructed support our claim that little has been changed on interior and exterior features of the home. for example, in the Salt Lake Tribune of May 12, 1912, the following description is given.

It contains five large rooms and reception hall. The exterior is of granite cobbles and shingles, the porch, the feature of the home being 22 feet square. A built in buffet, bookcases and writing desk combined, window seat and beamed ceilings are some of the prominent features of the interior. The floors are of quarter sawed white oak with mahogany parquet boarder. The house is heated by hot water and probably the finest home of its size in the City.<sup>48</sup> (fig 13)

Exterior features such as cobble rocks were used in this bungalow to create a sense of a close relationship to its site and nature. (fig 14) The half walls enclosing the porch area, the bases of the pillars that support the large front cable and the foundation are made of cobble rock. This gives it a substantial weight and heavy feeling and contributes to the house being tied to the site as if it had grown there. The builders also used cedar shingles on all exterior walls above the foundation level and on the front of the gable. This style of home was very common in pattern books of the period. Cedar shingles

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<sup>46</sup> "Westminster Heights Building Boom Still On", 27.

<sup>47</sup> "Interview", Mrs. Allen, (November 1993).

<sup>48</sup> " A New Westminster Heights Bungalow", 26.

randomly spaced had become a distinguishing characteristic of California bungalows. These shingles were generally painted with a dark stain.

Like the others, this home is based upon a rectangular footprint. In the plan, the south wall of the entryway was not parallel to the street but was rather put on an angle so that one enters the house toward the northeast direction. There is a slight separation between the entryway and the living room. This was accomplished by two waist-high partitions. The entire west side of the home is open, only separated by shoulder-high built in bookcases that divided the living room space from the dining room which is located in the back of the home. This spatial organization can best be described by using Gustav Stickley's words:

The charm of the living room can be greatly enhanced by the alcove dining room, a greater sense of space is added and all the things that are put in the dining room to make it beautiful contribute to the pleasure of the people who are sitting in the living room. Also the pleasure in the dining room is enhanced by glimpses of the living room, its spaces, its open fires, its grouped windows. This does away also with one partition: It furnishes opportunity for the interesting use of screens, or for the half partition, on top of which may be placed lines of books or jars or ferns,... and adding greatly to the beauty of color and to the homelike quality.<sup>49</sup> (fig. 15)

The built in buffet not only protrudes beyond the exterior wall but also includes an interesting art glass bay window. (slide 1) The box beams in the ceilings and the woodwork is integrated to embrace the built in fittings so that every built in feature is part of the overall woodwork.<sup>50</sup> The east side of the house contains the kitchen in the rear with a service entrance and possible

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<sup>49</sup> Gustav Stickley, "A Word About Craftsman Architecture", More Craftsman Homes, (New York, 1912), 3.

<sup>50</sup> Ibid, 3.

sleeping porch. The rest of the eastern half contains two bedrooms that are separated by a small bathroom. (fig. 13)

Today the residence located at 1403 Westminster Avenue is very much the same as the original structure. Only very minor alterations have occurred inside such as modernizing the kitchen appliances and tile. The exterior of the home is slightly different in that asbestos siding was applied probably around 1950. By and large the home stands as one of the best examples of an unspoiled Arts and Crafts bungalow. Some of the best examples of built in bookcases, writing desks and buffets can be found in this home. (slide 2) All of the art glass is still in tact. Another remarkable detail is that despite its age the original boiler system is still being used. The present owner claims that it has been a very efficient source of heat.<sup>51</sup>

One of the most historically significant homes in Westminster Heights is located on Lots 1, 2, 3, 4, and 5 of Block 4. (fig. 3) This parcel of land was purchased by Earl Dunshee in 1907 as part of the entire subdivision. Building permit No. 3318 was issued to Westminster Investment Company on October 7, 1910 with a description of the future structure to be a two story frame building. The address of the home was listed to be 1373 Westminster Avenue(now 1379 Westminster Avenue.)<sup>52</sup> Ownership of this home in contrast to the other homes in the area was kept in the name of the first owner for a considerable amount of time. Approximately nine years 1910-1919.<sup>53</sup> It is assumed that Earl was bound by the same covenants and building restrictions mentioned before. The cost of the home was approximately \$10,000.00 making the home by far the most expensive one in the subdivision. This fact combined with the early

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<sup>51</sup> "Interview", Mrs. Allen, (November 1993)

<sup>52</sup> "Permit #3318", Salt Lake City Building Permits 1908-1912, (October 7, 1910).

<sup>53</sup> R.L. Polk.& Company. Salt Lake City Directory. (Salt Lake City: R.L. Polk & Co.1910).

construction date suggests that this home was intended to be the showcase of Westminster Heights. Mr. and Mrs. Fawson, the current owners of the home have lived there for approximately twenty four years and have also owned two other bungalows in Westminster Heights. The Fawsons were very instrumental in helping us reconstruct in our minds the way the original structure must have been. An article in the Salt Lake Tribune October 3, 1909 states the following:

The first residence of the extreme mission type, common to Southern California, to be erected in Salt Lake City... features... mission arches over the porch in front, the pergola constructed of heavy timbers, the mission tower at the corner, the Spanish patio or court in the center of the building, the red tile roof and the cream colored stucco work about the building. The interior of the building is unusually beautiful and combines many features found only in the strictly mission type of buildings. The reception hall, living room and dining-room are arranged so that they be thrown together in one room occupying the entire front of the building. The buffet at the end of the dining-room will occupy the entire width of the room. A large fireplace, six feet in width with seats at each side is also located in the dining-room. The court is open at the rear, with the building around it in two wings connected at the front. The structure is unusually beautiful and will constitute a real feature of residence construction here. Mr. Dunshee will occupy the house as a residence. The cost will be about \$10,000.00.<sup>54</sup> (fig. 16,17)

The Westminster structure was patterned after an existing home located in Southern California. The exterior of Earl Dunshee's version is a remarkable replica that requires a great deal of study to identify any differences between the two homes. The California version with its accompanying floor plan appears in Wilson's California bungalow pattern book.<sup>55</sup> (fig. 5) The Westminster floor plan however, was considerably different. It is believed that

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<sup>54</sup> "Residence of Mission Type", Salt Lake Tribune, (October 3,1909), 12.

<sup>55</sup> "Number 197", Wilson's California Bungalow, (1910), 14.

the Dunshees with the help of A.J. Hamilton altered the floor plan to compensate for the difference in climate. The plan as it is described in the previously mentioned newspaper article provides the evidence of such spatial manipulations used to adapt the home for a colder climate. For example, the patio is moved from a central location to the back of the house. This central space was substituted by the kitchen space and hallways leading to the back portions of each wing. The floor plan was obviously generated from the California version with some other important spatial manipulations. The stairway was located on the other side of the north wall of the living and dining room spaces, and the location of specific rooms were also altered from the pattern book design. In terms of spatial organization the Dunshee home was very much a mission style bungalow. The site is also slightly elevated above street level giving the owner an advantageous position compared to the overall street scape. The viewer is overwhelmed by the scale of the building. The house seems to reach out and grab your attention and yet is in perfect harmony with the other homes on Westminster Avenue. The home acts as a focal point within the larger context of the subdivision.

Today the home under the address 1379 Westminster Avenue appears in its almost perfectly original state. The colors involved match those described in the original documentation. Only small details of the exterior have been changed. The casement around the windows have been replaced. Most likely occurring in the late 1930's. One additional entrance was added to the east elevation which serves as the front to a duplex that has been created in the home. Many of these alterations happened after World War II according to the owner.<sup>56</sup> As far as the interior is concerned the home has undergone many transformations. The most drastic was the bisecting of the home into a western

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<sup>56</sup> "Interview", Mr. Fawson, (November 1993).



half and an eastern half. This alteration first occurred in the 1940's and marked the beginning of a cycle of alterations followed by restorations to the original character. Creation of the duplex was accomplished by walling off the dining room from the living room and entry way just a few feet east of this house's midline running north to south. The eastern half of the main floor including the east wing and upstairs were rented out. The staircase was also transformed from being accessible from the north side of the living room/dining-room bearing wall to the opposite side of this wall. This meant that the upstairs could be accessed directly from the dining room then converted into living room number two. After the Fawson's bought the home, they restored the floor plan to its original state with exception of the stair case, by removing the wall separating the two sides. Some years later, the wall was rebuilt and the home currently exists as a duplex. The only other significant alteration has been the removal of some decorative features. The built in buffet that is mentioned in the original description is gone. The inglenook, a good deal of the wood banding, and the box beams are also noticeably absent. All of these alterations transpired in the early 1940's. The home does however, have the quarter sawed white oak floor with mahogany inlays, fireplaces and built-in window seat left intact.

The fourth home being described and researched in this paper is located on 1343 Westminster Avenue. It is a prime example of the previously discussed issues and characteristics of the Arts and Crafts California bungalow. In fact, after being constructed, pictures were made of its beautiful structure and sent as postcards to friends and others as a kind of advertisement. (fig. 18) The original house was built by Clark Dunshee and his wife Mary L. in 1912. It stood on Lots 15, 16 and 17 Block 4 on the north side of Westminster Avenue. (fig 3)

The Dunshee couple only owned it for a short while before selling it to Walter H. Dayton. Oddly enough, the house was shortly thereafter occupied by yet another resident, John F. Emmert.<sup>57</sup> He was a manager for the Central Coal and Coke Company.<sup>58</sup> Journalists of the time described Westminster Heights new homes being very popular and it is mentioned that this particular house was the third in the line of seventeen bungalows being worked on.<sup>59</sup> Photos from existing houses in California were published in the newspaper to give the public an idea of how the homes in Westminster Heights subdivision would look like. The home at 1343 Westminster Avenue was designed as a mixture of two of these published structures. The top addition of a second story den or bedroom was taken from one plan and adapted to an existing one-story floor plan. (fig. 19) In a sense, it was custom built to suit the needs of the original owner. The architect and designers involved were working hard on creating a unique home. A large porch being supported by columns built with white granite boulders and a cement floor was the dominant feature of the newly finished house. (fig. 20) The small room projecting off the front facade with its chimney and fireplace provide an excellent inglenook with seats of leather.<sup>60</sup> Again, like the Lewis' home, this bungalow had exterior cedar shingles being dark stained and the home features the typical low roofs with large overhanging eaves. Upon entering the house, it is evident that minor changes have been made throughout the history of the home. The living room with its beautifully stained box beams in the ceiling and the projecting inglenook extends along the entire south elevation of the structure. The simple layout and spatial organization is again reminiscent of the square or rectangular

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<sup>57</sup> "Warranty Deed", 7-W, Salt Lake Record of Deeds, (May 18, 1912), 487.

<sup>58</sup> "A New Westminster Heights Home", 27.

<sup>59</sup> "A New Westminster Heights Home", Salt Lake Tribune, (April 7, 1912), 26.

<sup>60</sup> "A New Westminster Heights Home", 27.

floor plans from the bungalow pattern books. (fig. 21) The unusual feature of this home is perhaps its upstairs "sleeping apartment", and breakfast nook off the dining room and kitchen, while the box beams and other wood banding was dark stained, the breakfast nook was and is still painted white and blue. The use of earth tone colors in this and other bungalows of the time was considered to give a feeling of comfort and restfulness, and atmosphere where visitors would feel welcome.<sup>61</sup> Built in bookcases together with a metal and glass chandelier in the dining room show similarities with interior renderings from the Wilson bungalow book of the time.<sup>62</sup> (fig. 22) The geometric shaped beaded glass windows with art glass and wall mounted lanterns together with a dimpled metal chandelier in the living room adds to the unique qualities of this home. (fig. 23) From this we know that no major structural changes have been made except for the expansion of the kitchen into the breakfast nook and the addition of asbestos shingles over the original exterior cedar shingles.

We have already discussed a few types of California bungalows such as the mission style or the ones featuring cobble rock as a building material. A selective number of other Westminster Heights homes were using clinker brick instead. (fig 24) One of these is the residence at 1469 Westminster Avenue. (fig, 25) It appears as though Charles E. Hard was the original owner of this "Swiss chalet" home and built his house on Lots 8, 9, and 10 in Block 4 in 1915. (fig. 3) The plan and exterior appearance seems to be an exact copy of a bungalow which Arthur Heineman designed in California and which was also published in Sweet's bungalows. (fig. 26) The only difference appears to be the flipped version of Heinemann's floor plan and a continuous porch in the front with the stairs on the side. The same use of exposed beams and rafters with

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<sup>61</sup> Robert Winter, The California Bungalow, (LA., Hennessey and Ingalls, 1980), 49.

<sup>62</sup> Ibid, 51.

decorative chains holding the roof over the porch can be seen as well as an open port cochere to the side.<sup>63</sup> Clinker brick was used because of its organic qualities and unevenness. It was a kind of brick which had been deformed due to being too close to the fire while being formed. Arts and Crafts designers frequently used this type of brick throughout the country during this period. Other homes with close resemblance to the house at 1469 Westminster Avenue were constructed at a later date for example, in Westmoreland Place.

The decorative features both inside and out are impressive. The casement windows are unique in their pattern with a row of three small windows, or lights as they are called, across the top of each casement window. (fig. 27) This is a specific motif that is consistently repeated throughout the house. This type of window theme is used in most of the homes in Westminster Heights. Each house was designed with its own unique window light patterns. Some houses used a series of four lights, others, six. Once the pattern was chosen it was repeated throughout the window treatment of the home. This practice gives each home a type of fingerprint, whereby, one home is distinguished from the rest.<sup>64</sup>

Another important feature which is unique to this home is the use of gum wood in the wood work and built in buffet. As far as we know there is only one other home in Westminster Heights that used gum wood. The home at 1357 Westminster Avenue also has extensive use of gum wood. Most of the other homes contain dark stained mahogany as the principal woodwork material. This introduction of a lighter stained wood creates a very different spatial feeling than that received in other homes. The living room and adjoining dining room area seems significantly larger than those rooms of comparable

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<sup>63</sup> Winter, 30.

<sup>64</sup> "Interview", Mr. Summers, (November 1993)

size with a darker wood stain. The gum wood greatly enhances this home. (slide 3,4,5)

The Hard home as well as the other bungalows was based upon a rectangular spatial organization. (fig. 28,29) The front door is located on the south elevation and bisects this front wall. Passing through the front door one enters the living room. This fact combined with the large door width is a characteristic of California bungalows as informal living. From this viewpoint, the extended spaces of the living room flows into the adjacent dining room and then into the kitchen space. (slide 6,7,8,9,10) The dining room is separated from the living room through the use of a doorway like partition which does not obstruct ones view from one space to the next, but stands as the representation of a transformation of space. The remainder of the floor plan is quite unique in comparison to other bungalow floor plans of the period. From the north wall of the living room there is a hallway that accesses two bedrooms. One bedroom occupies the northwest portion of the house. The other is found in the center of the home in the most northern portion of the home. The kitchen lies just East of the rear bedroom. Another interesting characteristic of the home is the inclusion of very large closets. The closet off of the first bedroom mentioned is narrow but long and even contains a window. The second bedroom also has a very large walk in syle closet. (fig 28.) These closets and unique room configuration raises questions whether this plan was a custom design upon the request of the owner. Research to find the Heinemann floor plans was unsucessful.

Other important crasftsman feature worth mentioning are the door, hardware and the art glass found in the built in book cases and built in buffet. The door hardware especially the knocker is an excellent example of arts and crafts geometric design. (slide 11) The art glass of the interior cabinetry

contains the more organic representation of creeping vines and ivy. (slide 12)  
This meshing of object from nature found on or near the home into household items is consistent with Arts and Crafts philosophy.

Today the residence at 1369 Westminster Avenue is owned by Mr. and Mrs. Summers. Their enthusiasm and interest in the Arts and Crafts movement brought them to the area about seven years ago. They have done much to return the exterior appearance to a more original state. Several years ago the home was concealed behind massive pyrocantha bushes. At the present time the home is one of the finest examples of a bungalow that can be found in Westminster Heights.

#### SUMMARY

We have discussed in detail only a fraction of the bungalows currently found in Westminster Heights. Those that we have chosen were selected in order to provide a wide variety of Arts and Crafts features. We have concluded that Westminster Heights contains one of the richest collections of Arts and Crafts ideas in Salt lake City manifested in the form of the bungalow. Clark O. and Earl Dunshee began with a plan in 1905. They had aspirations of becoming wealthy developers. They used the Arts and Crafts movement combined with booming building trends in Utah at that time as the vehicle that would ensure them success. Every step was carefully planned and executed, the result of which can be seen in Westminster Heights. The neighborhood grew in popularity until about 1913. At this time something happened with the Dunshee brothers that would permanently alter the development of Westminster Heights. Around this time the Westminster Investment Company was dissolved and another firm which Westmoreland developed was created. No documents from the time can be found to verify why this happened. We have

encountered a lot of speculation and evaluated it to produce a few theories that would account for this sudden change in the Dunshee brothers' professional lives.

The first theory involves the trolley line which was important for the development of suburbs in the early years of Salt Lake City and its expansion. Before the time of automobiles, residents of far away subdivisions depended heavily on this mode of transportation which would take to and from the city. Westminster Heights, previously discussed as being a highclass development far away from the smog and uncleanness of the city, was certainly not an exception. Residents of this area included highly trained professionals such as doctors and business managers. Their offices were often located downtown and they were therefore very dependent on the trolley line. Among these people were Harry Morlan who was the manager for the Postal Telecable Company, resident of Westminster Heights but with an office on 345 South Main.<sup>65</sup> The Dunshees relied heavily on the development and the extension of new tracklines to the southeast part of the city. Without it, their dream would not only disappear but it would also mean the end of financial success. Successful developers were those who could foresee which tracts of land would be most valuable. It could only become such if transportation was easily accessible. An article from Salt Lake Tribune in 1913 describes a period of prosperity in the state and city. It mentions that;

Improvements in all of the Southeast subdivisions are of an unusually high character. Perhaps the biggest single improvement has been the extensions of the various car lines. Although, the extension of the city water mains is a close second. Paving has also been a big feature in this growth, and promises

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<sup>65</sup> R.L. Polk & Company. Salt Lake City Directory. (Salt Lake City: R.L. Polk & Co. 1910).

to play an even greater part within the next few years.<sup>66</sup>

Perhaps the Dunshee brothers had hoped for an earlier extension of the street car lines, since their developed subdivision was built as early as 1908. Maps and articles from 1912 show that tracts had not been extended to these Southeastern subdivisions until May of 1912. In fact, one of these lines was completed, and laid out along 15th East which was on the eastern boundaries of the early Westminster Heights.<sup>67</sup> (fig 30) These events with their implications on the Dunshee brothers can be interpreted to be the cause of the discontinuation of Westminster Height development. Evaluation of the site today clearly shows that the Dunshees made a strong effort to build a dynamic subdivision through the construction of a few fine homes. However, many lots which had been subdivided remained vacant for many years, which seems to suggest that the delay of the street car line extension did not bring the expected number of clientele. Either the Dunshees faced a substantial financial failure, which might have caused the dissolving of Westminster Investment Company or they decided to start over again by investing in land now known as Westmoreland Place. By creating a new name for an investment company and by purchasing property more accessible to 15th East trolley line, they were apparently more successful in bringing people to this southeastern bench location.

The past of Westminster Heights offers its residents the brightest future. During the last decade the Arts and Crafts movement has become very popular. We believe that bungalow's and things associated with them will continue to gain popularity. What this means for the residents is an increased value of their homes. People will want to come visit the area so that they too can

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<sup>66</sup> "State and City Enjoy period of Prosperity", 25.

<sup>67</sup> "Work Progressing in Westminster", 27.



experience this type of history. As we conducted research for this study of Westminster Heights, we sensed a general positive attitude about the neighborhood and any efforts that may happen to preserve the historical significance.

On the first day, we began knocking on doors to find people who would be interested in allowing us to draw and measure their floor plans. We received an overwhelming response of enthusiasm for this research to begin. Little by little, information was discovered that was not previously known about the area. These findings seemed to motivate the owners as they discovered that their houses have historical significance. Many people knew about bungalow's and a little about the Arts and Crafts movement. Therefore, we tried to focus our efforts upon broadening people's understanding, so that they too have an increased respect for their homes. After several weeks of research and at the present time, the level of interest among most people continues to rise. The conclusion of this study will not mark the end of this curiosity. People are going to continue to learn more about their homes, therefore, ensuring the preservation of Westminster Heights and the bungalow.

In the summer of 1994, Westminster Heights will be one of the stops on the Utah Heritage Foundation's annual home tour. The area was chosen because of its excellent reputation of having some of the best examples of bungalow's in Utah. This is quite an honor to the residents of the neighborhood. Many people have begun preparations so that their homes may be included on the tour.

We believe that these types of events will continue to bring recognition to Westminster Heights. In this light, residents will benefit more than ever as the value of their homes continues to increase. History, in this way, is creating a bright future for Westminster Heights.



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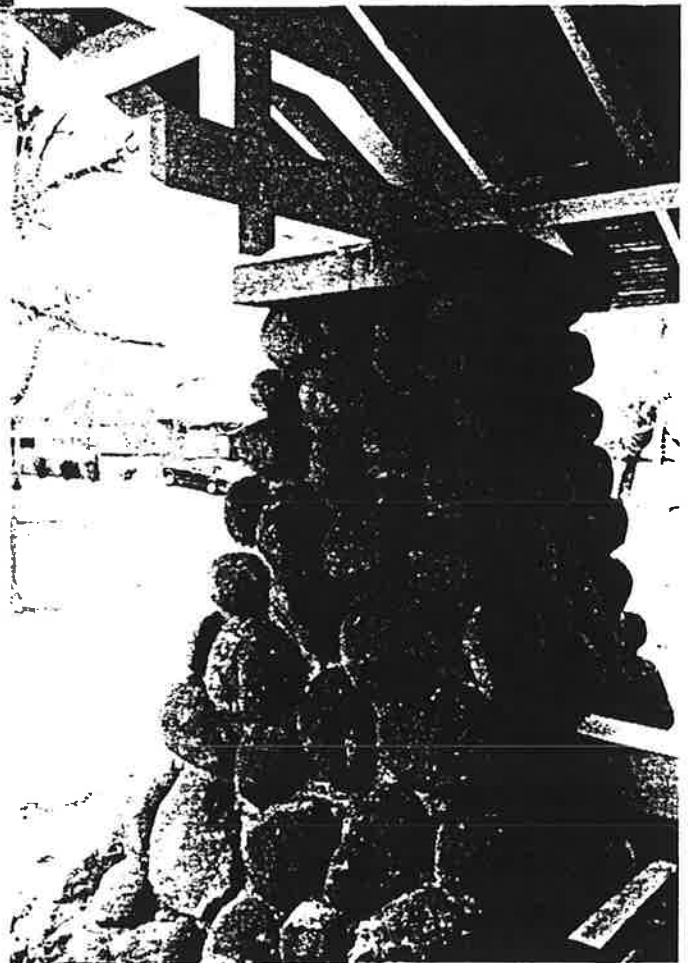
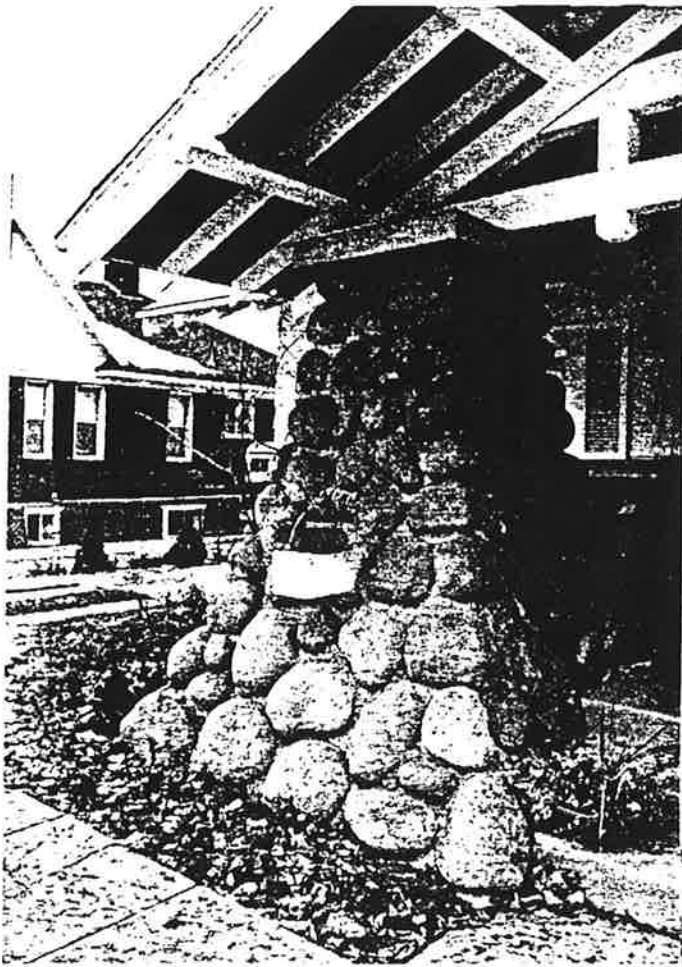
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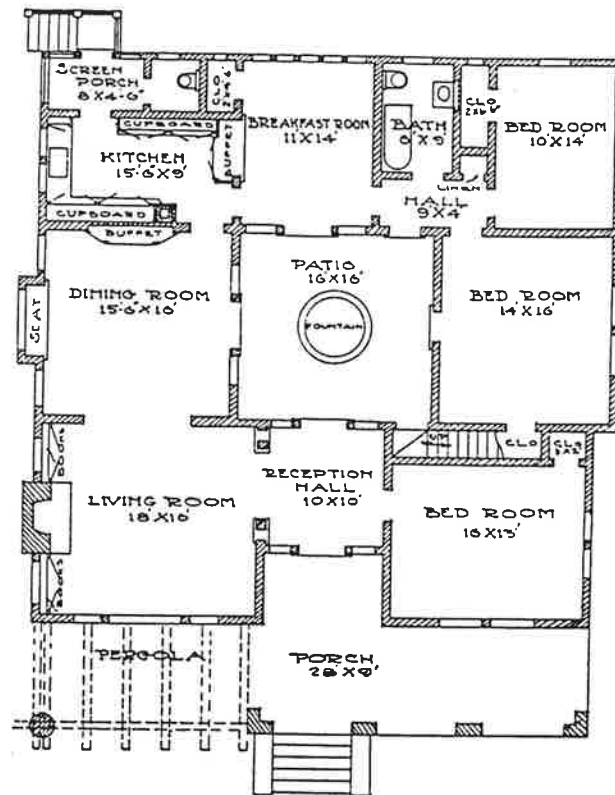
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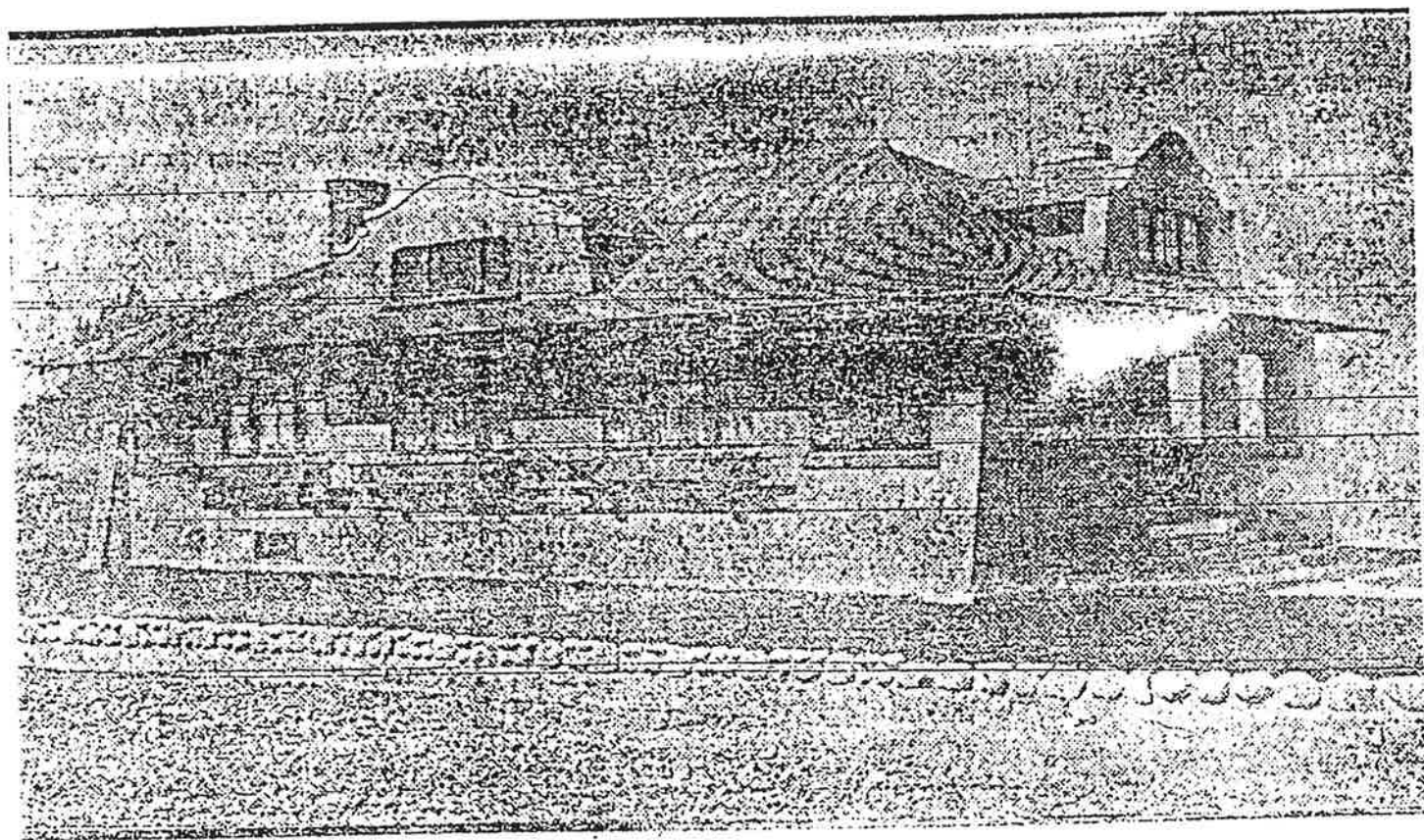
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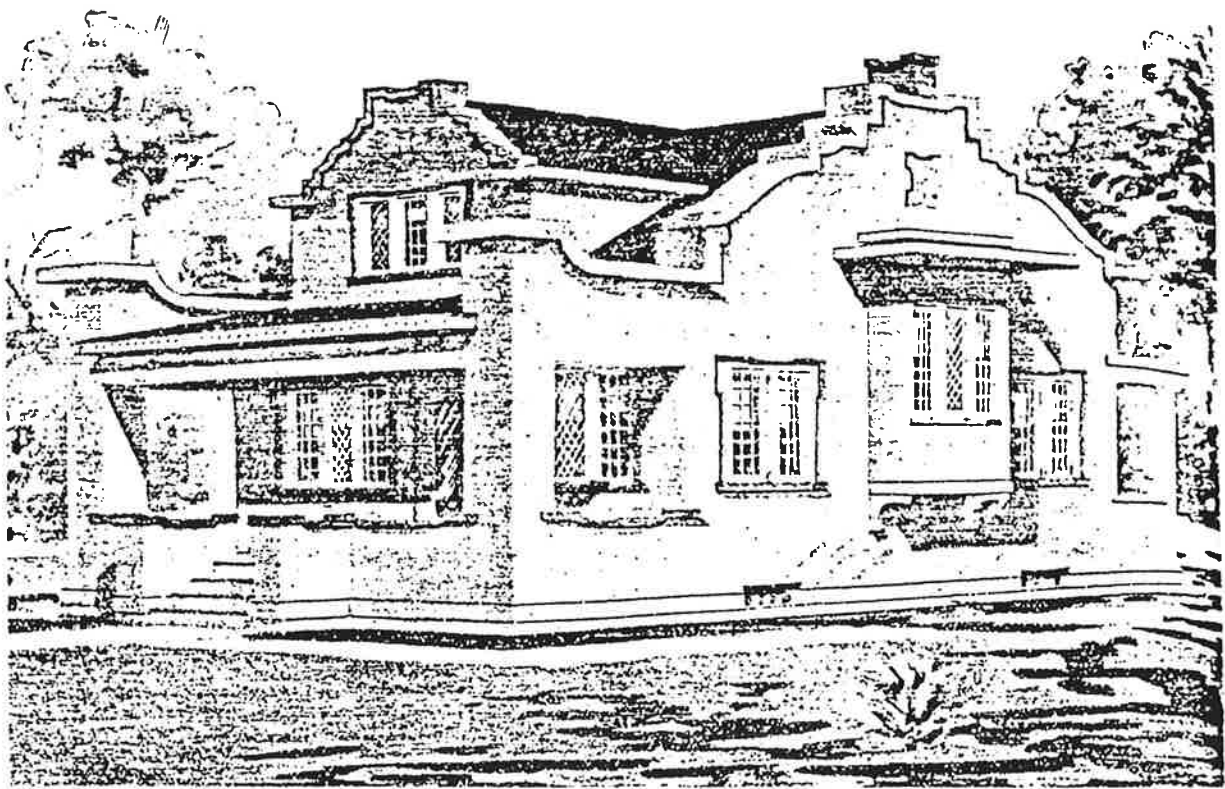




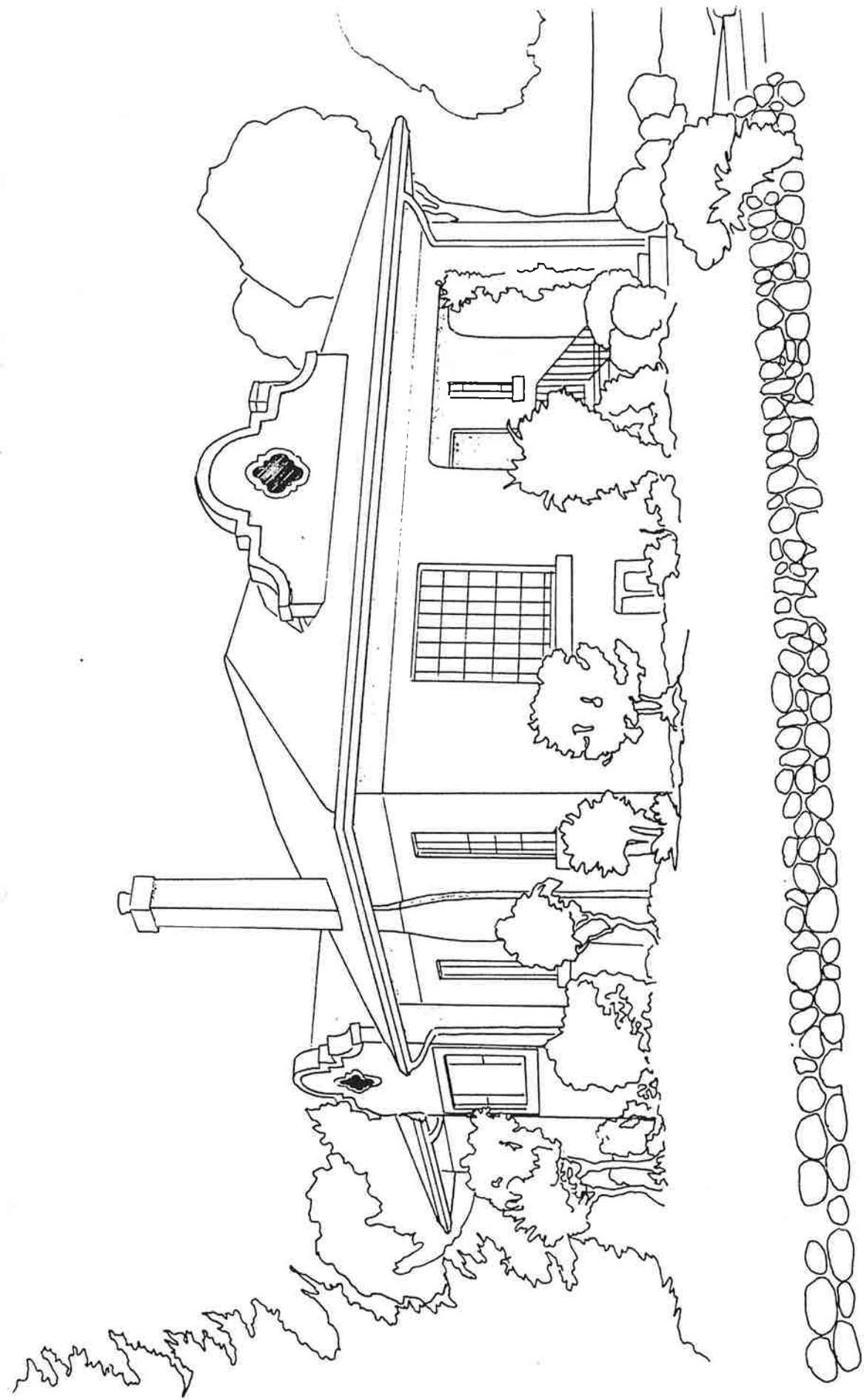






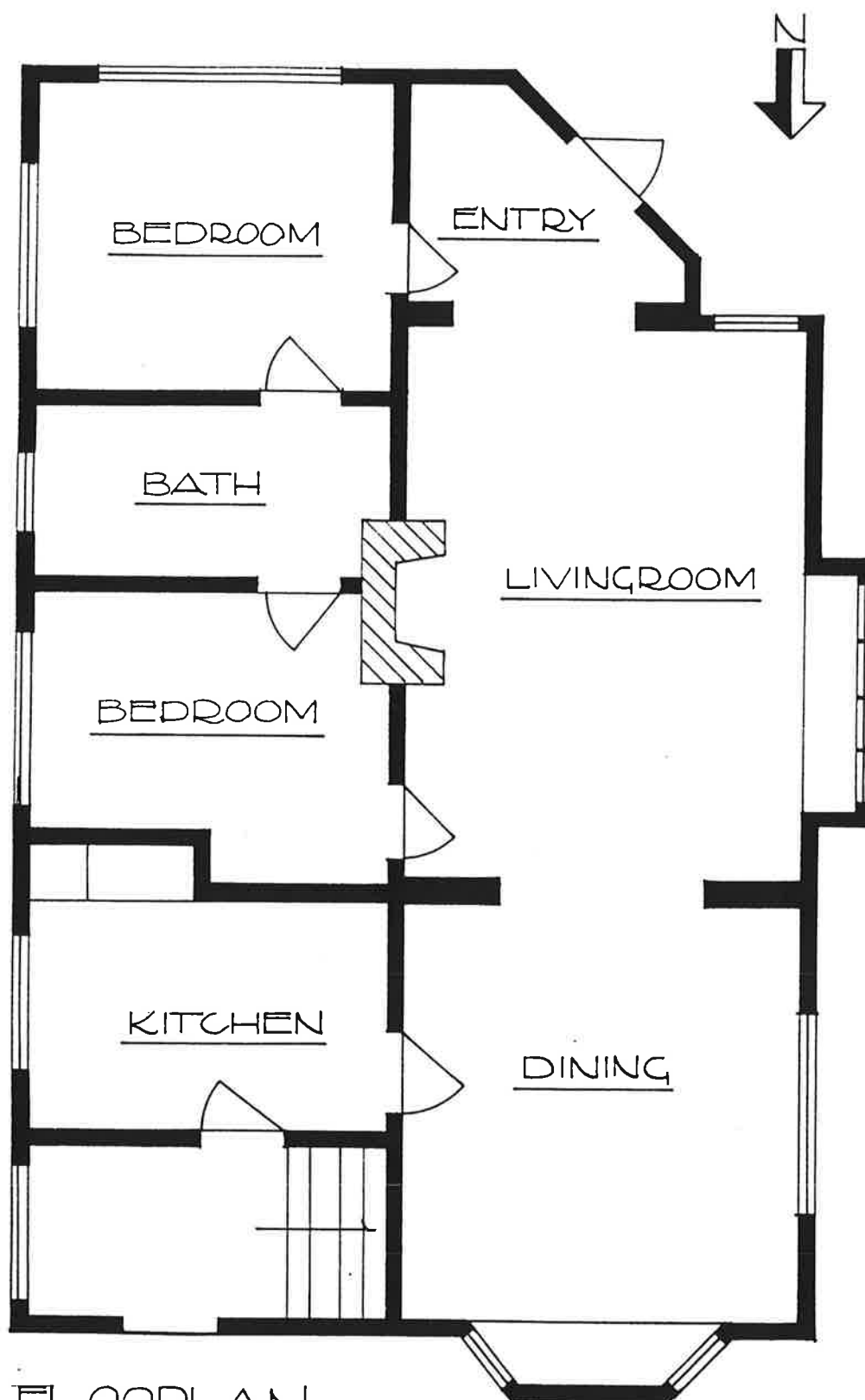




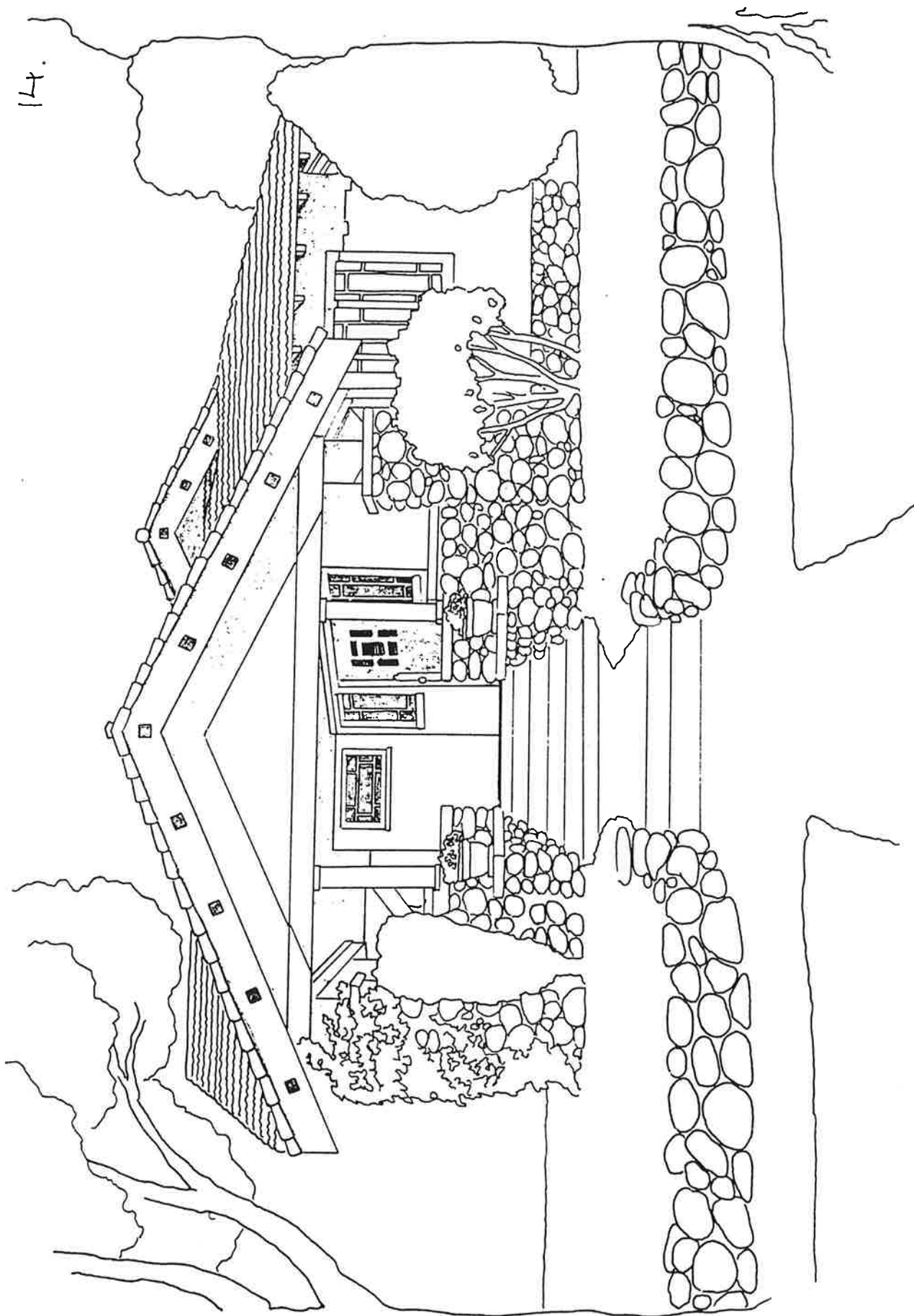




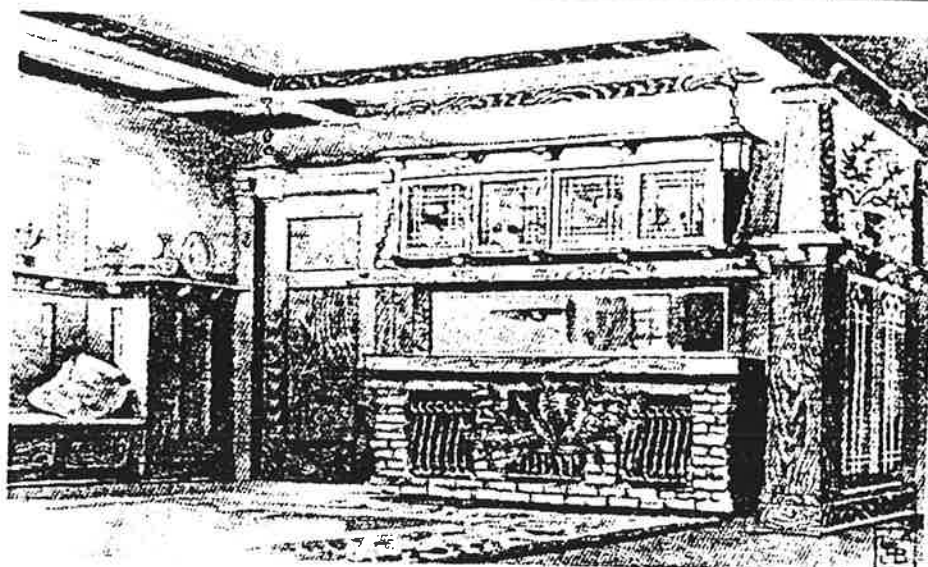
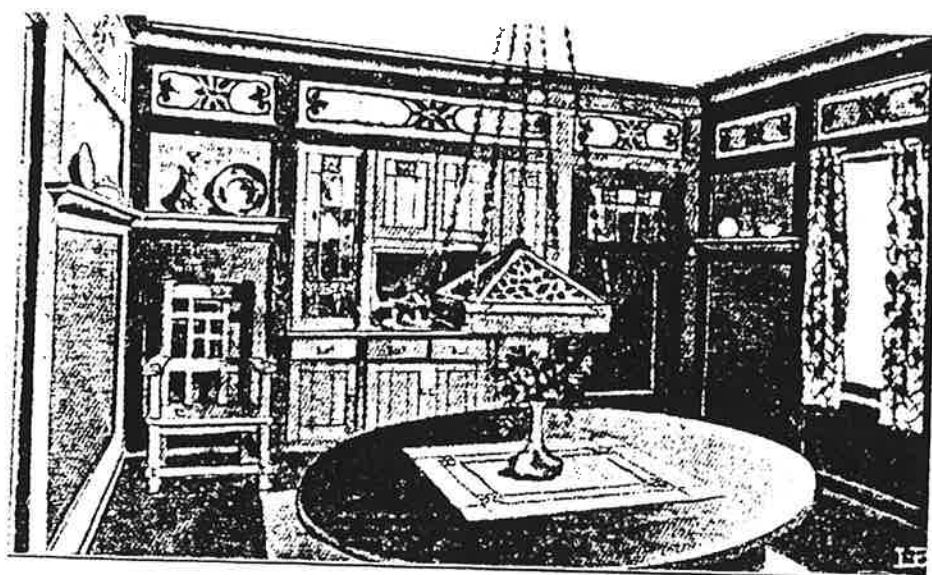
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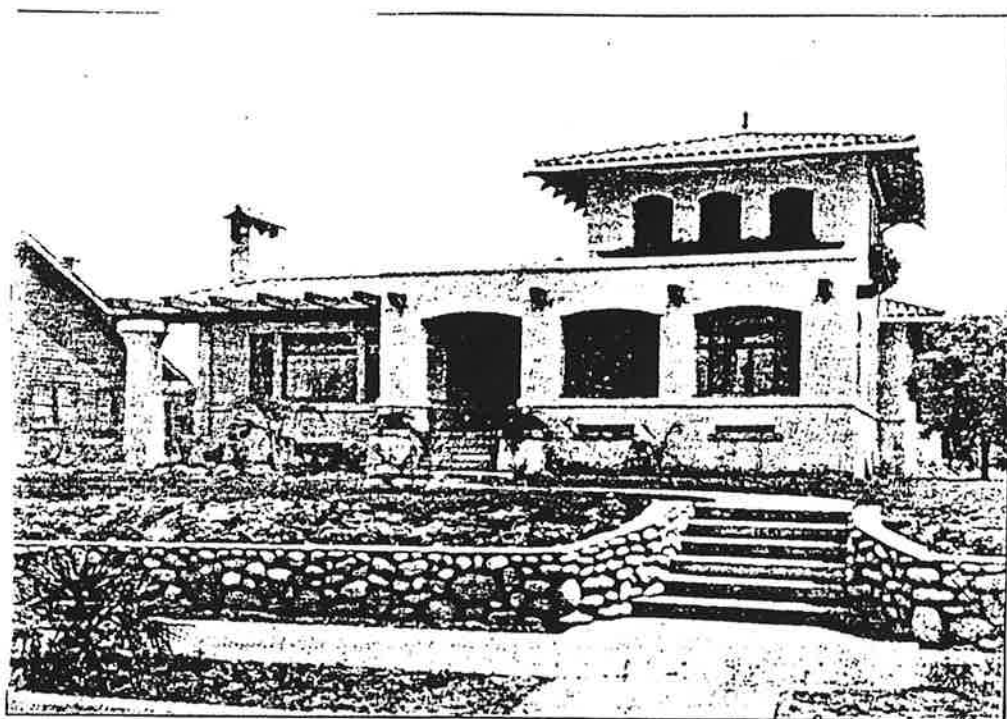


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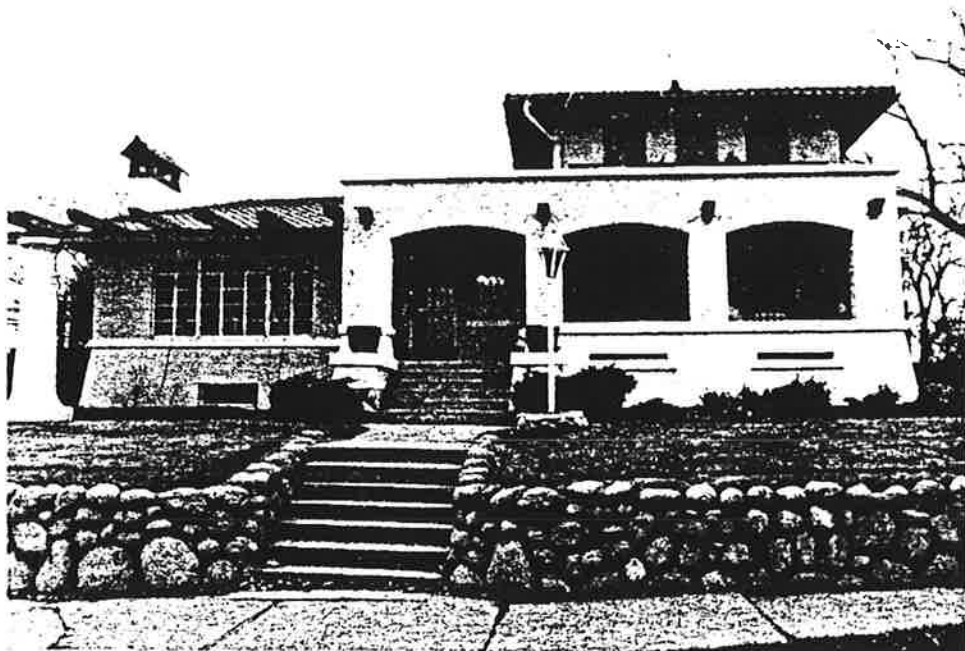






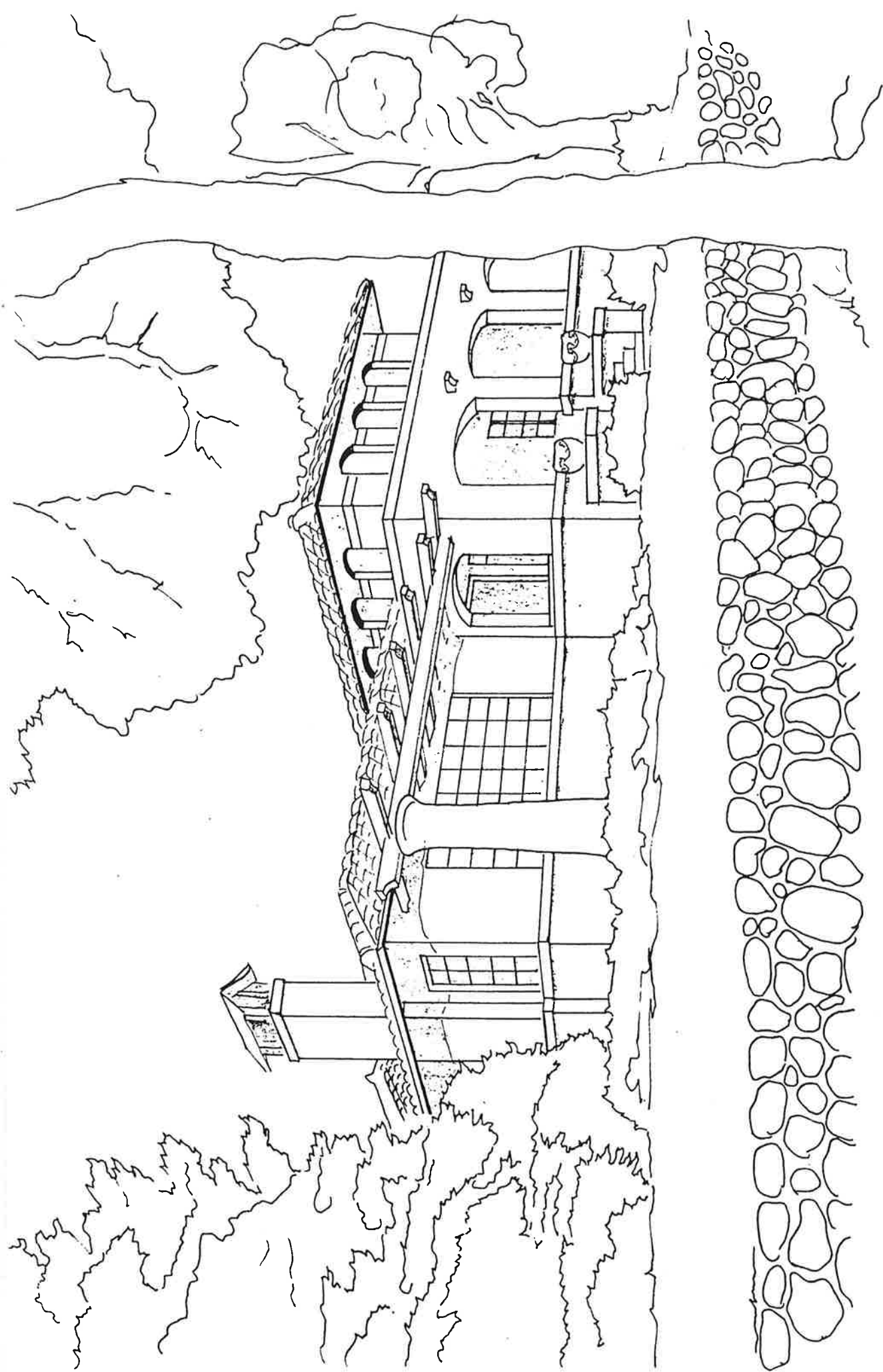


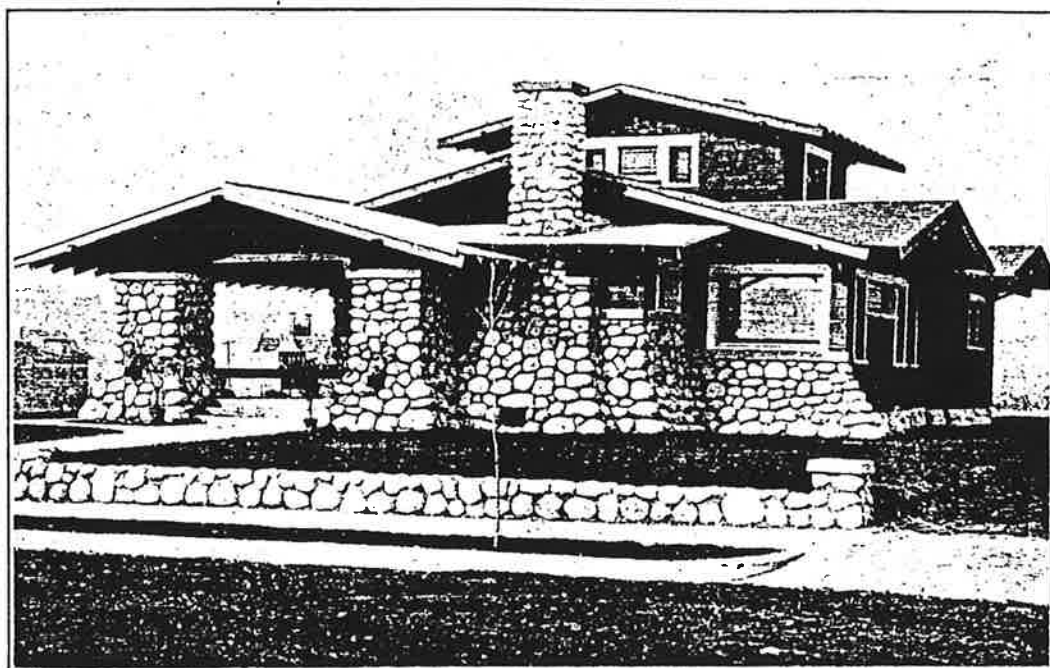




PROPOSED FLOORPLAN  
FOR ORIGINAL HOUSE AT 1379  
WESTMINSTER AVE.

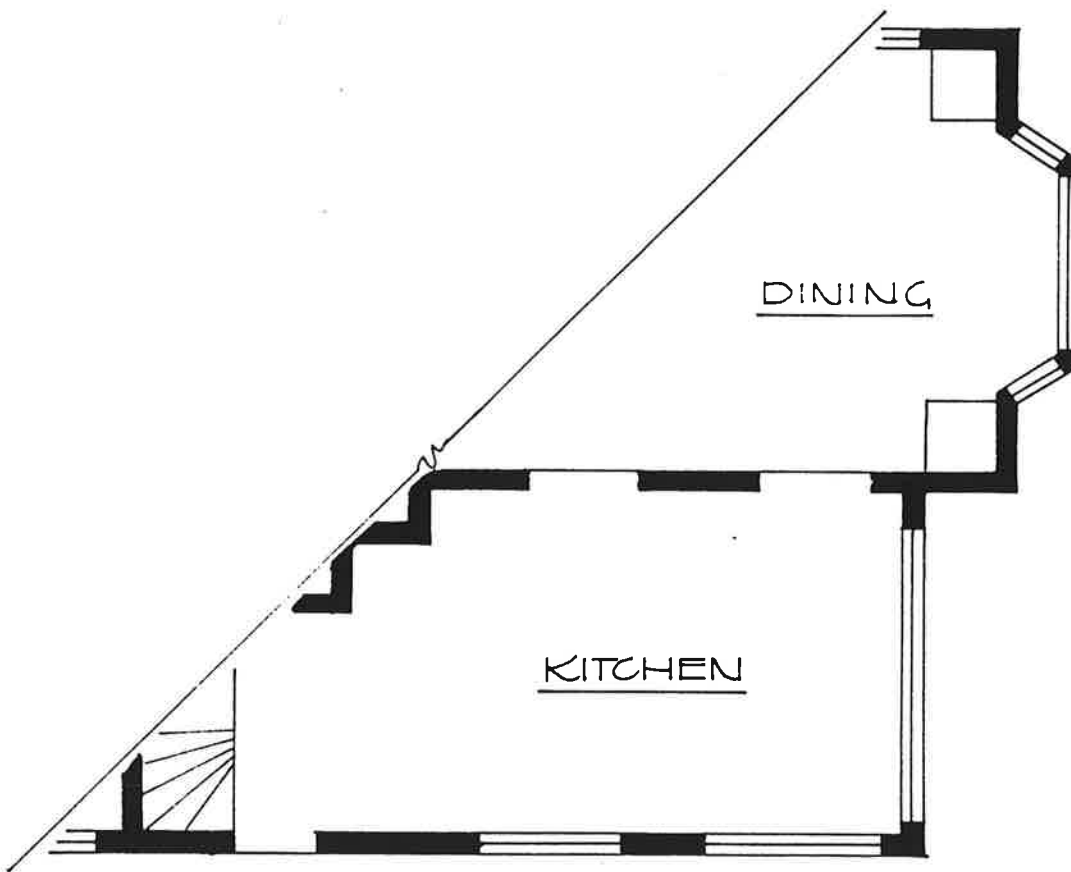






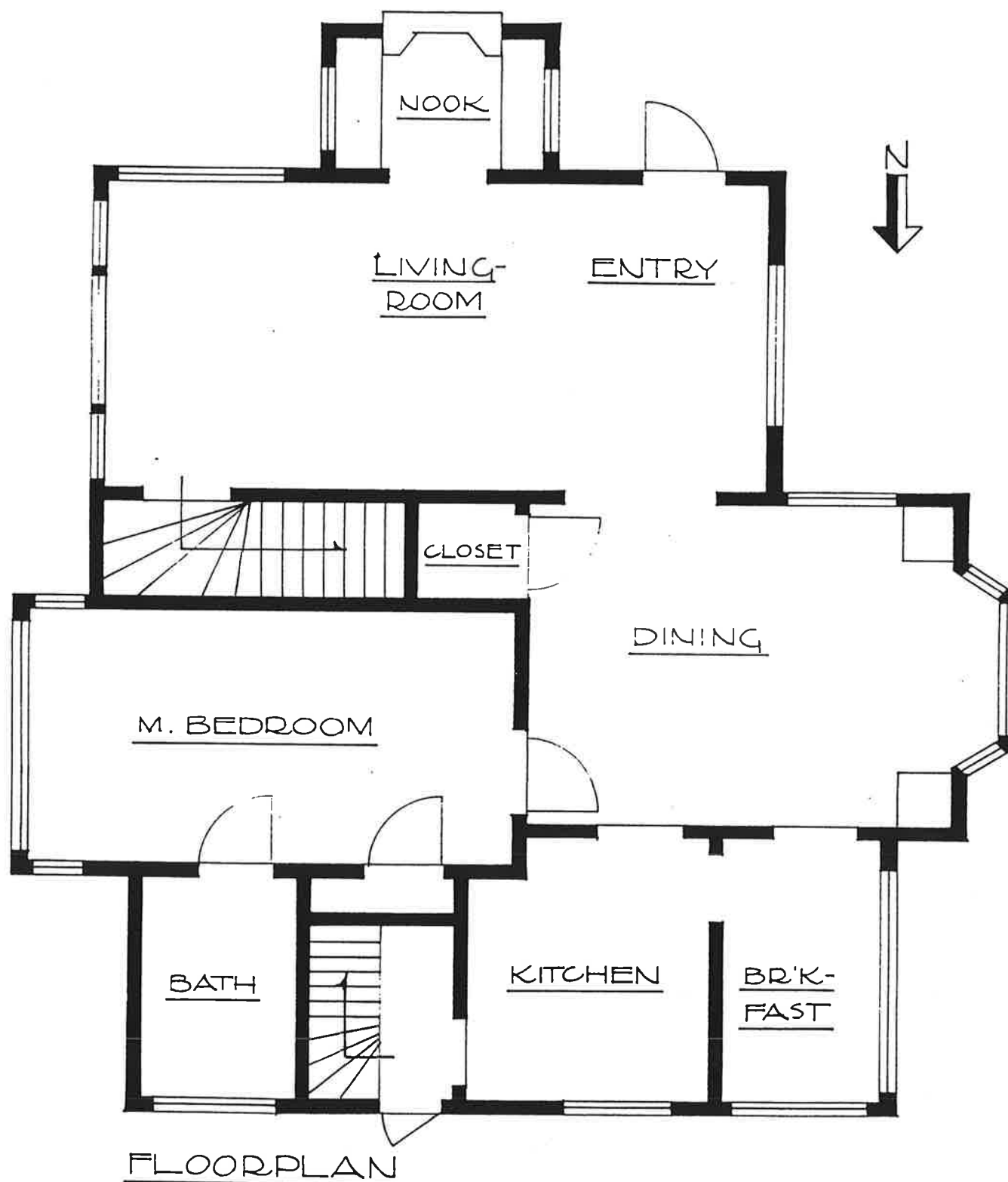
1343 WESTMINSTED AVE.

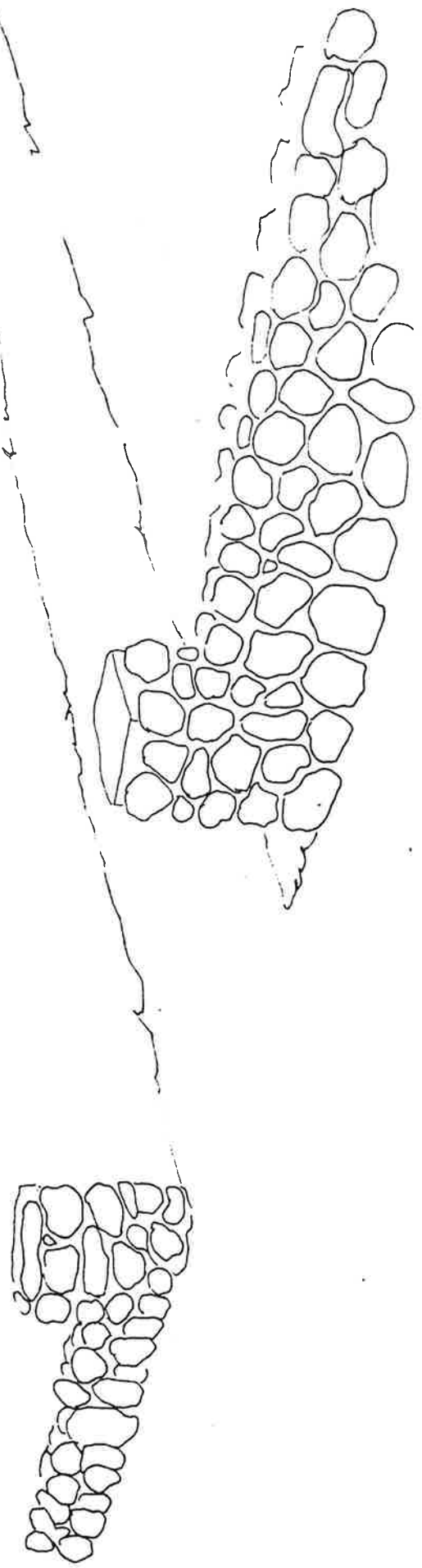
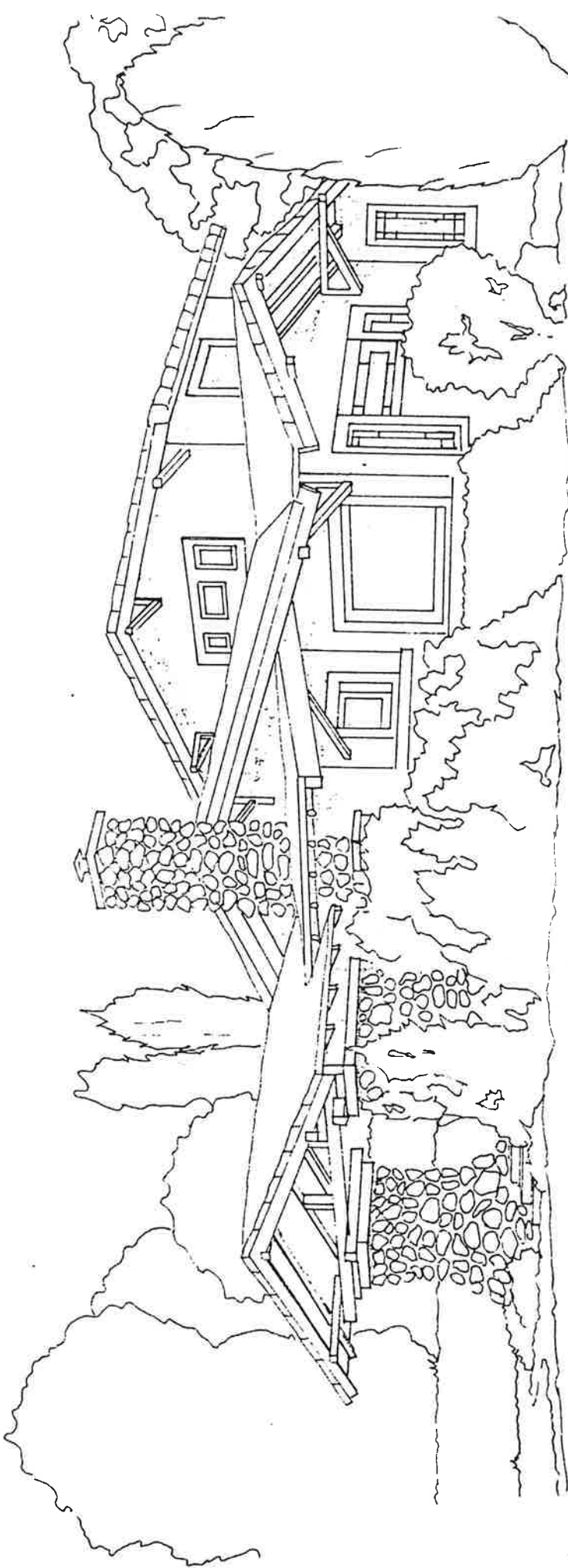
CHANGES

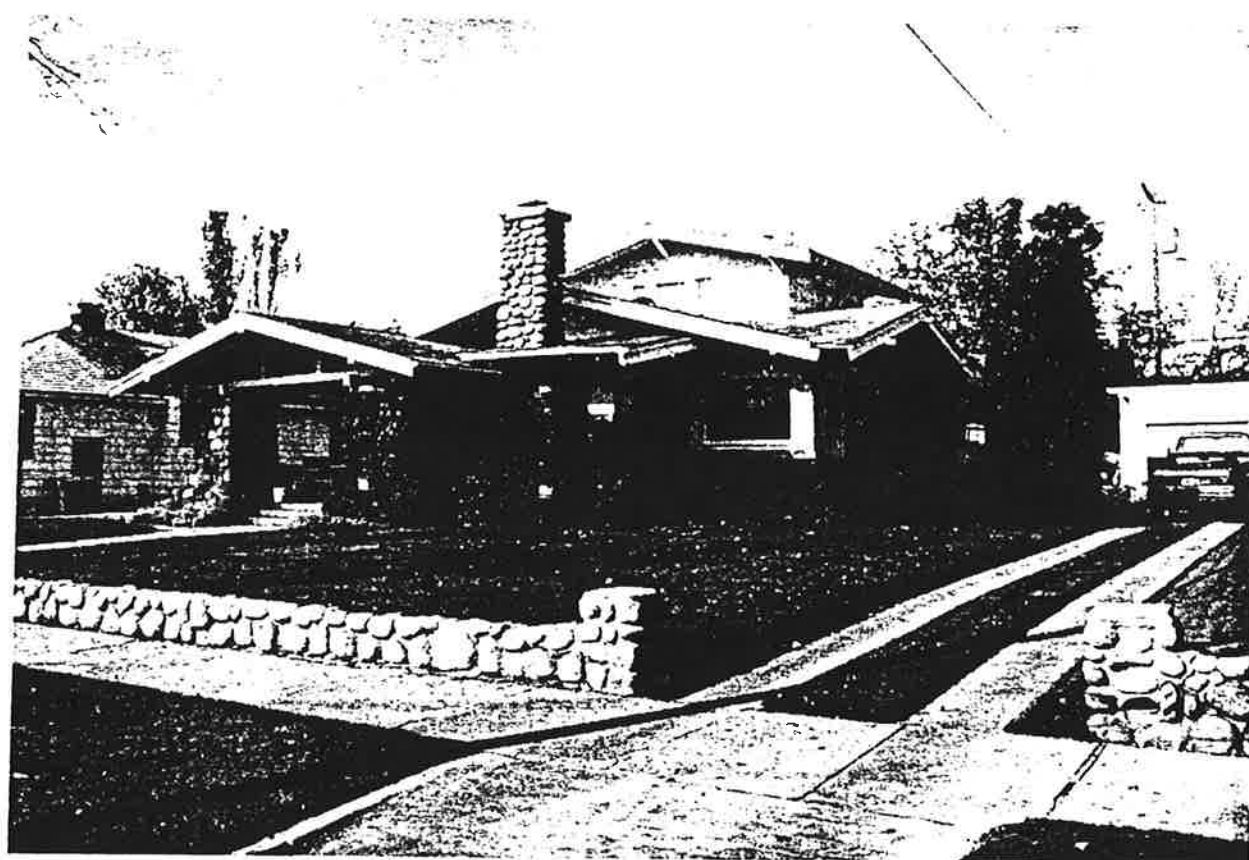


FLOORPLAN

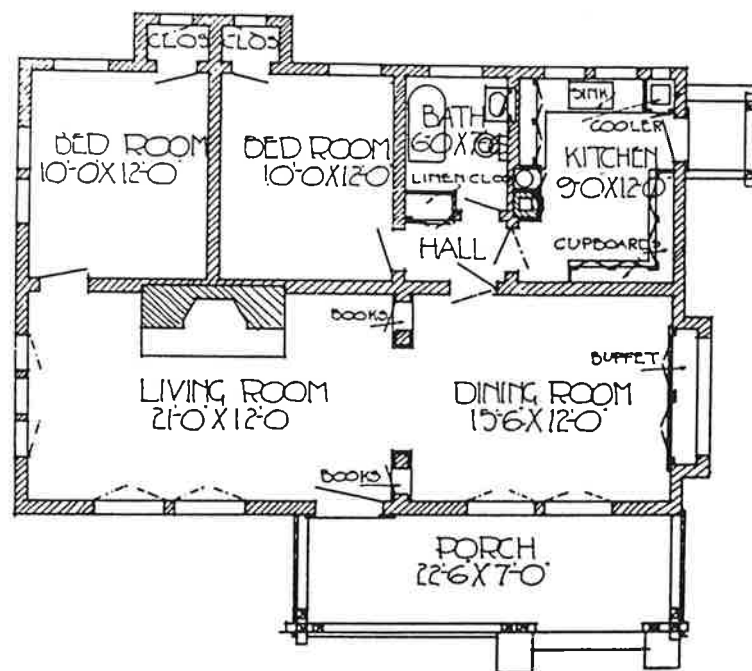
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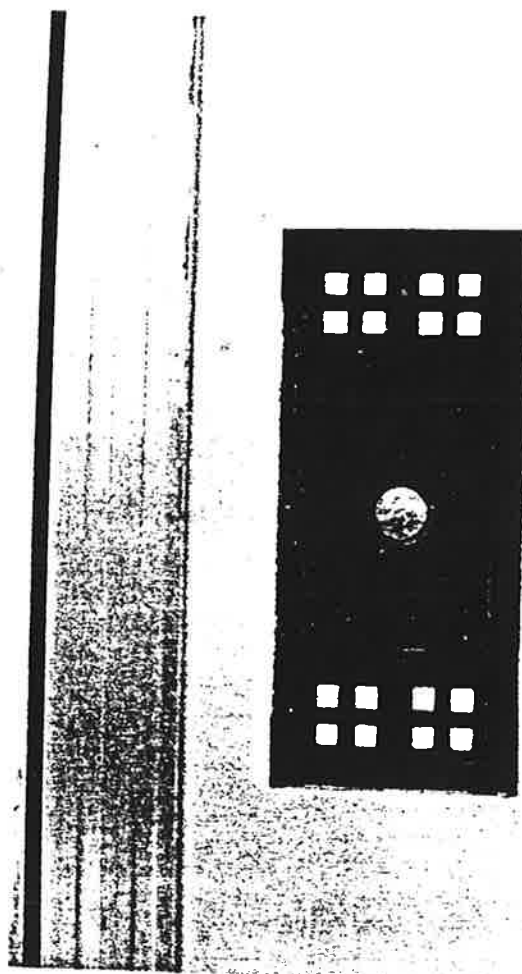




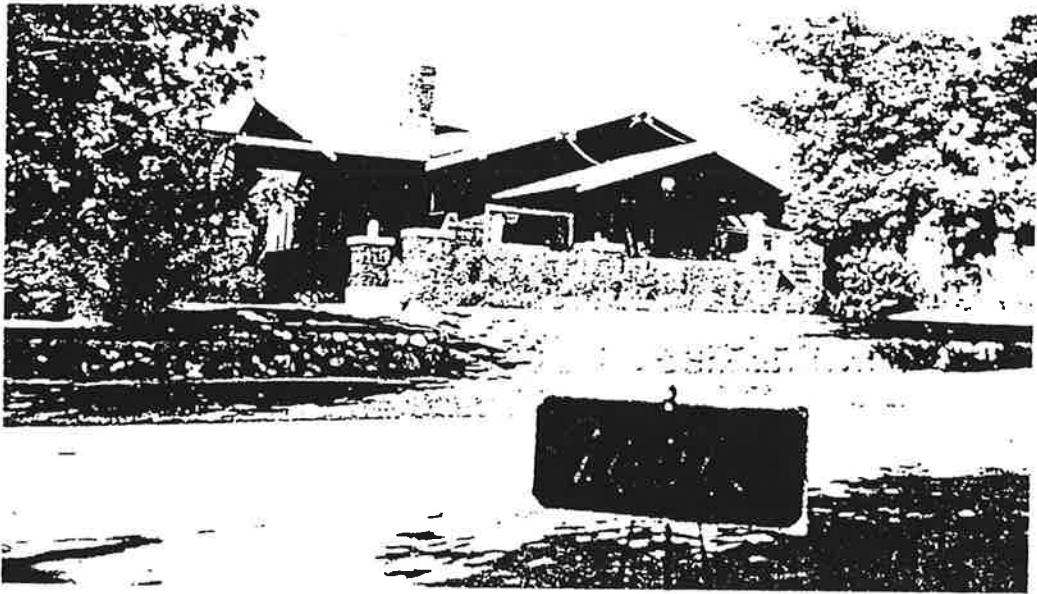




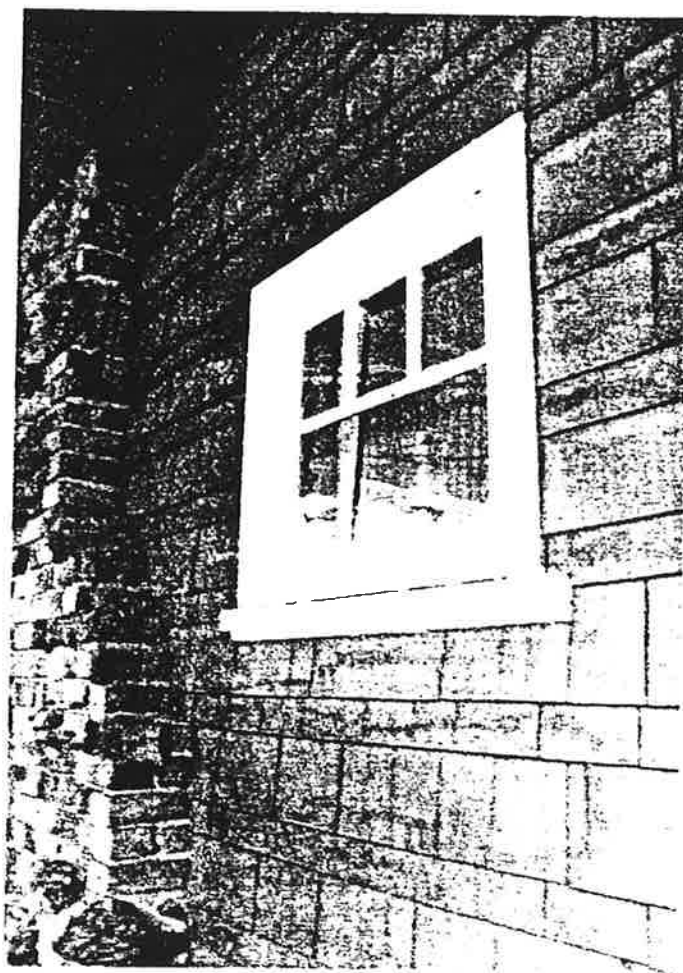
*Floor plan, Wilson, Bungalow Book, p. 133.*

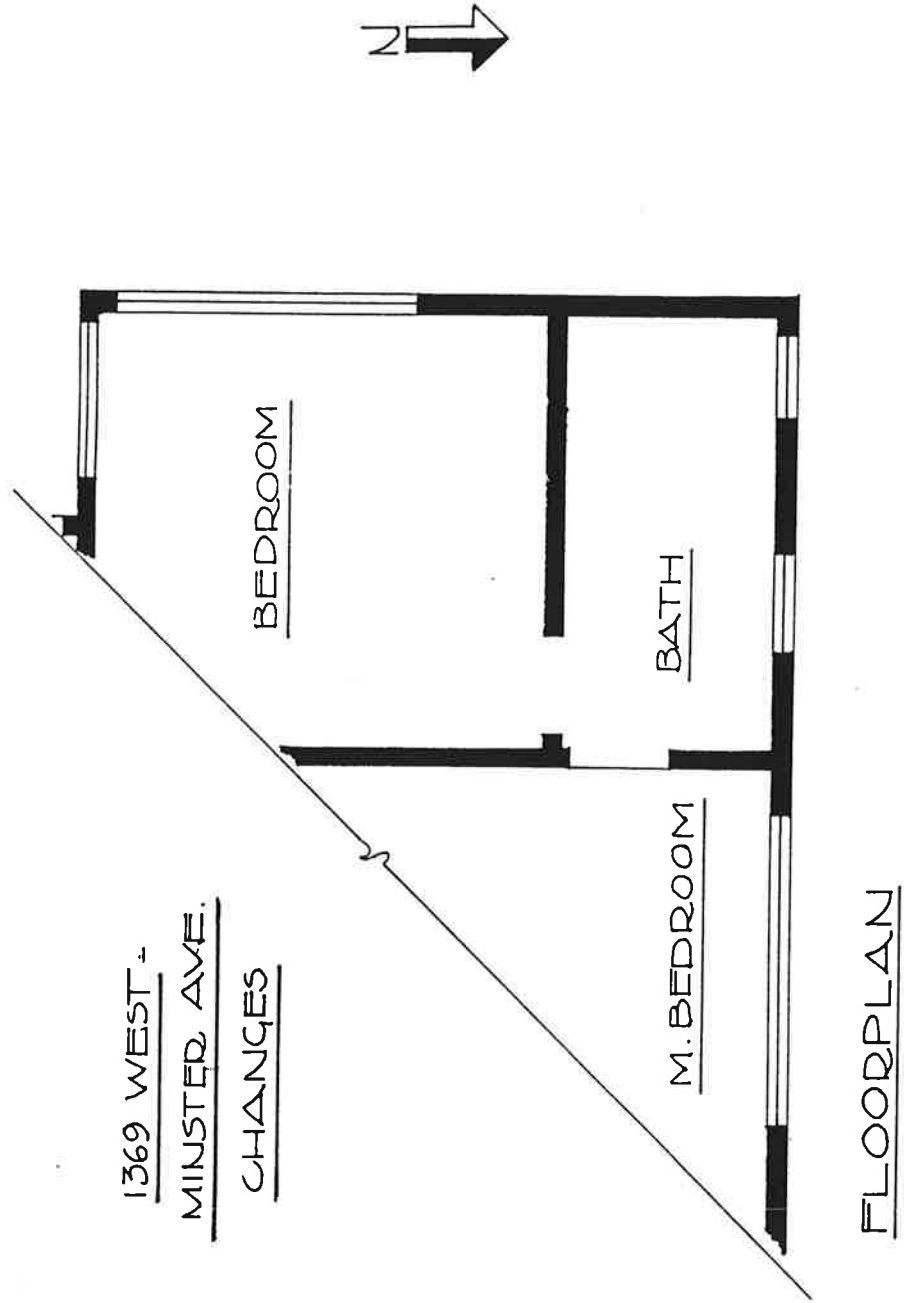


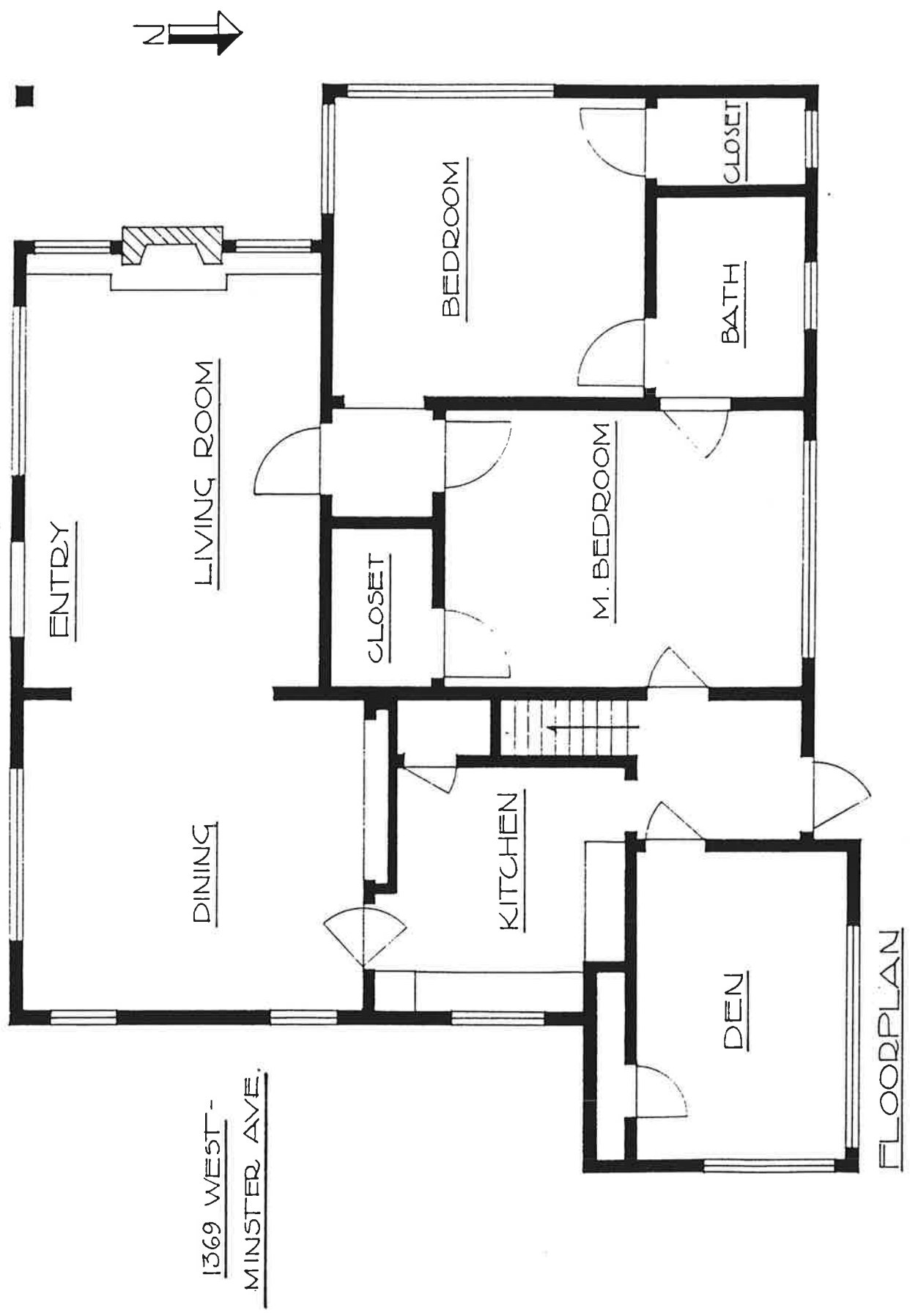




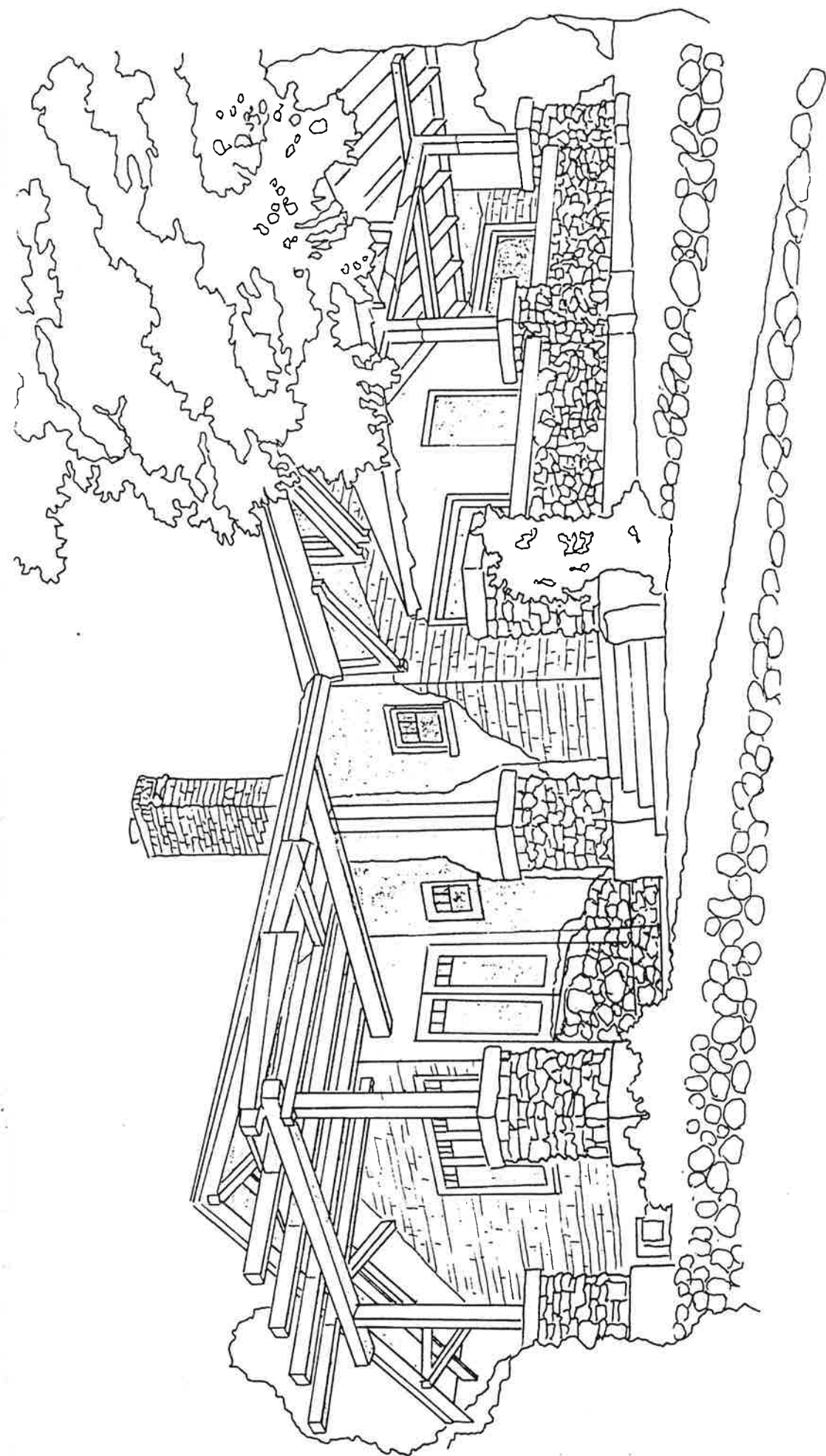












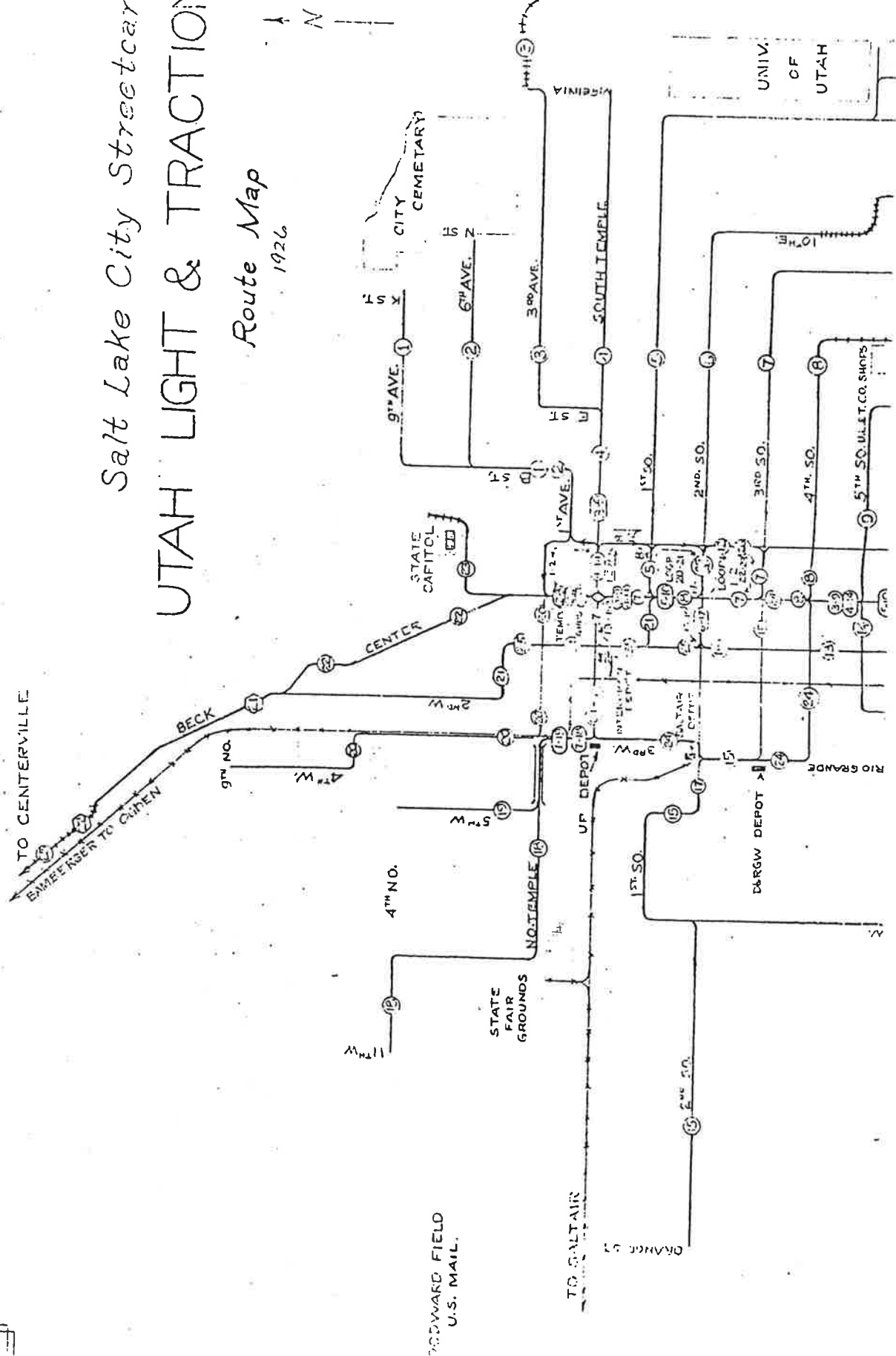


# Salt Lake City Streetcar

## UTAH LIGHT & TRACTION CO.

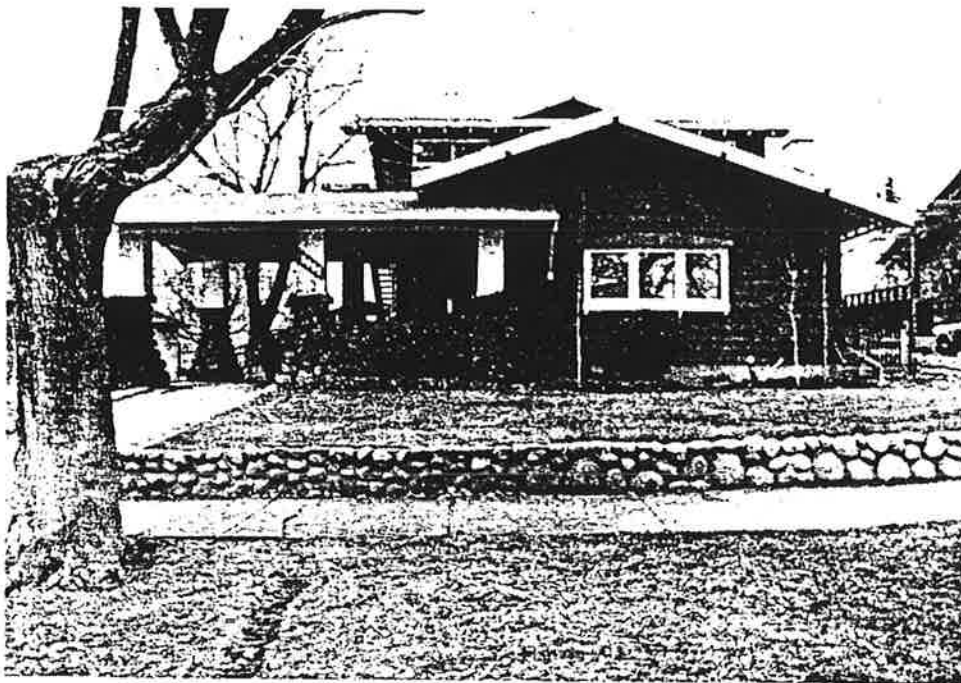
### Route Map

1926



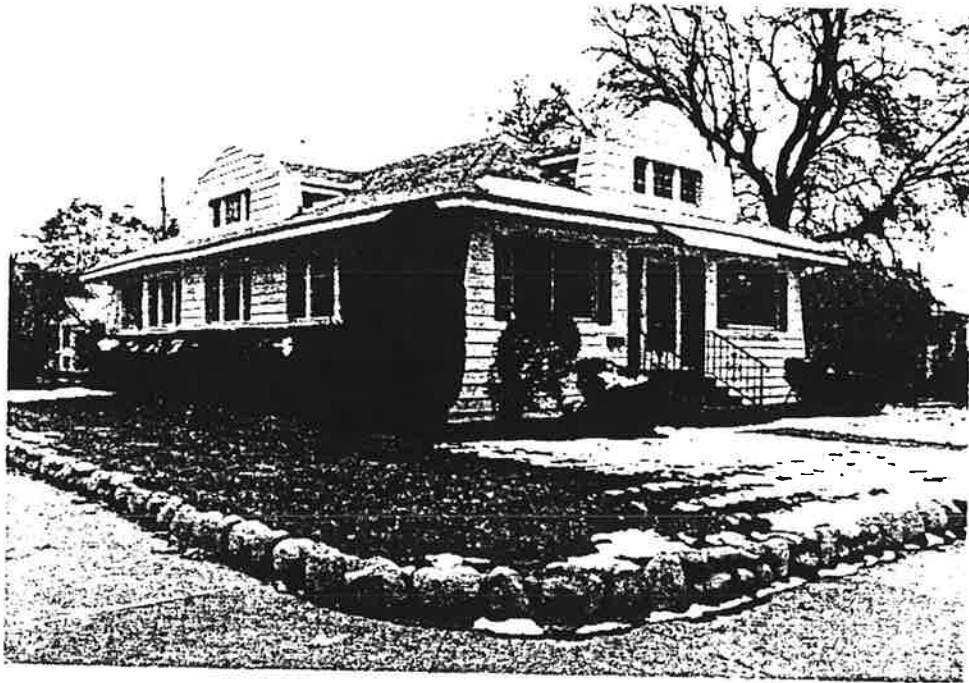


1363 WESTMINSTER





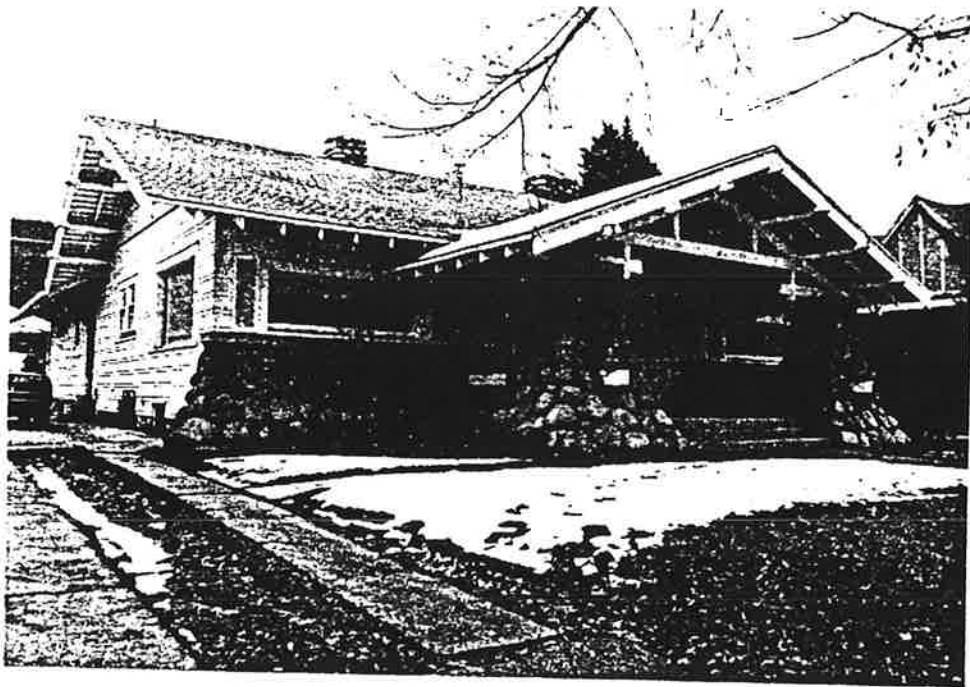
1340 WESTMINSTER

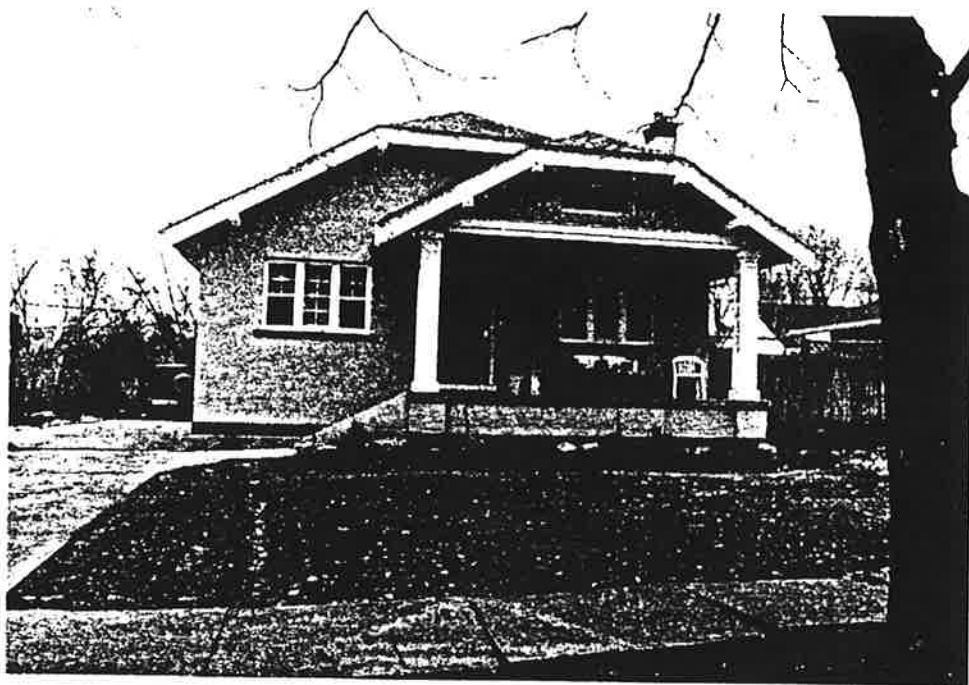






1471 WESTMINSTER





1421 WESTMINSTER





1414 WESTMINSTER







1466 WESTMINSTER



# COMMON DETAILS

